



PLANNING BOARD

Tuesday, February 17, 2026 at 6:00 PM

Landis Board Room

MINUTES

PLEASE SILENCE ALL CELL PHONES

1. INTRODUCTION:

1.1 Call Meeting to Order

Madam Chair Drumm Called the Meeting to Order at 6:00PM.

1.2 Determination of Quorum

Members Present: Madam Catherine Drumm, Member Glenn Corriher, Member Deborah Cox, Vice – Chair Scott Faw, Alternate Member Beryl Alston

Staff Present: Town Manager Michael Ambrose, Planning Director Phil Collins, Deputy Clerk/Planning Technician Angie Sands, Assistant Police Chief Kevin Young

1.3 Pledge of Allegiance

Madam Chair Drumm Led Those in Attendance to the Pledge of Allegiance.

1.4 Recognitions and Acknowledgements

1.5 Adoption of Agenda

A MOTION WAS MADE BY VICE – CHAIR SCOTT FAW, SECONDED BY MEMBER GLENN CORRIHER TO ADOPT THE AGENDA, MOTION PASSED BY UNANIMOUS VOTE (5-0).

2. APPROVAL OF MINUTES FOR MEETING(S):

2.1 Consider Approval of January 20, 2026, Meeting Minutes

A MOTION WAS MADE BY MEMBER GLENN CORRIHER, SECONDED BY ALTERNATE MEMBER BERYL ALSTON TO APPROVE JANUARY 20, 2026, MEETING MINUTES, MOTION PASSED BY UNANIMOUS VOTE (5-0).

3. OLD BUSINESS:

4. NEW BUSINESS:

4.1 Consider Zoning Map Amendment 525 Kimball Rd Parcel ID: 130 053 from SFR-2 to MU-2

Planning Director Phil Collins gave a brief overview of the current SFR-2 zoning and MU-2 zoning and the differences between those zonings. SFR-2 only allows two (2) units per acre and is restricted to residential. The MU-2 zoning would allow seven (7) units per acre, and would allow Shop – Front, Urban Workplace, Highway Commercial building/lot types. It would also give the applicant smaller lot sizes compared to the current SFR-2 zoning.

After some discussion between the board members, they concluded that rezoning this parcel to MU-2 would not be the best decision due to the uses that MU-2 allowed. This is a predominantly residential area, and the board members think that it should be residential.

A MOTION WAS MADE BY VICE – CHAIR SCOTT FAW, SECONDED BY MEMBER GLENN CORRIHER, TO RECOMMEND APPROVAL FROM SFR-2 to MU-2, MOTION FAILED BY UNANIMOUS VOTE (0-5).

4.2 Consider Discussion of Planning Board Applicants

Planning Technician Angie Sands stated that we had two (2) applications had been turned in, and we had another citizen that requested an application that did not get put to us in time. Angie Sands did explain that the board members could move on with the two (2) applicants, or we could table and have all three (3) for the March meeting.

A MOTION WAS MADE TO TABLE BY MEMBER DEBORAH COX, SECONDED BY ALTERNATE BERYL ALSTON, MOTION PASSED BY UNANIMOUS VOTE (5-0).

REPORTS:

Planning & Zoning Reports (Included in Packet)

Code Enforcement Report (Included in Packet)

CLOSING:

Adjournment

A MOTION WAS MADE BY MEMBER GLENN CORRIHER, SECONDED BY VICE – CHAIR SCOTT FAW AT 6:32PM, MOTION PASSED BY UNANIMOUS VOTE (5-0).

Respectfully Submitted,

Angie Sands, Deputy Clerk