



**Planning Commission Meeting Minutes**  
06.10.2025 7 P.M.

In attendance from the board: Cheryl Jones, Donald Starkey, on zoom Ryan Masten. Deputy Town Manager Jaime Fowler, Town Manager Cindy Yost, and Commissioner Bob Harrison.

**Call to order:**

Ms. Jones called the meeting to order at 7:00 P.M.

**Approval of the 04.15.2025 minutes:**

Mr. Starkey made a motion to approve the minutes, and Mr. Masten seconded it. Motion carried.

**Permit list:**

Reviewed.

**Review ordinances 2025-0-4 Amend Solar Zoning, and 2025-0-5 Critical Area Overlay District:**

*Amend Solar Zoning:* Ms. Jones made note that the only change is in the chart itself making solar not permitted in the zoning. Ms. Jones asked if anyone had any comment and there was none. She asked if it was reviewed by a Planning Consultant, Ms. Fowler stated no Mrs. Ryan, our attorney created the ordinance. Mr. Starkey made a motion for the recommendation of approval for the 2025-0-4 ordinance; Mr. Masten seconded the motion.

*Critical Area Ordinance:* Ms. Jones asked Mr. Masten if he had time to look over this yet, he stated he had skimmed over it. Ms. Jones asked Ms. Fowler the timeline for this, and she stated this year. Had some discussion on Chapter 17 non-water dependent structures on piers, which is referencing solar panels. Mr. Starkey asked if it would also need DNR and MDE approvals to do something like that. There are a few places in the ordinance that choices can be made. Ms. Fowler will ask Charlotte Shearin from the State to come to the next meeting July 15th and do a review for the board. Until then the board will study the ordinance and review it and come up with more questions.

Ms. Jones stated we probably won't have the August meeting. And asked Commissioner Harrison about an update on the board of appeals solar panel project, he replied that legal is helping fight it.

**Adjournment:**

Mr. Starkey made a motion to adjourn the meeting at 7:29 P.M. Mr. Masten seconded the motion. Meeting adjourned.

Respectfully prepared by,  
Deputy Town Manager Jaime Fowler

David A. Spencer, Mayor  
Cindy Yost, Town Manager/Clerk

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