



**Planning Commission Meeting Minutes
07.15.2025 7 P.M.**

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

From the public: Charlotte Shearin with the Critical Area Commission for the Chesapeake and Atlantic Coastal Bays. Paula Turner, Kim Ernest, and Jason Ernest.

Call to order:

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

Approval of the 06.10.2025 minutes:

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

Critical Area Overlay Discussion:

Charlotte Shearin with the Critical Area Commission spoke about the updates and changes that need to be made and decided on. She also presented to Council to explain this at their last meeting. Ms. Jones asked if this was going to be the public hearing at the next Town Council meeting this week, Ms. Fowler told her yes, it is. Charlotte gave a brief description of some of the updates and asked if the planning commission board had any questions or concerns. (See attached ordinance update) The board said no they did not have any concerns. Ms. Jones asked for a motion to recommend the ordinance update or not recommend it for the council. Mr. Starkey made a motion to recommend to the council. And Mr. Masten seconded it.

Permit List:

Reviewed.

Upcoming Dates:

07.17.2025 Town Council Meeting.

Adjournment:

Ms. Jones asked for a motion to adjourn at 7:14 P.M. Mr. Starkey made a motion to adjourn and Mr. Masten seconded it.

Respectfully prepared by,
Deputy Town Manager
Jaime Fowler

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

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