

**TOWN OF DAYTON
PLANNING COMMISSION MEETING
COUNCIL CHAMBERS – DAYTON TOWN HALL
Thursday, June 16, 2022
6:00 PM**

AGENDA

- 1) Call to Order, Welcome & Invocation Chair Barnett
- 2) Approval of Minutes from the Planning Commission Meeting of May 19, 2022.
- 3) Staff Reports / Action Items
 - a) Comprehensive Plan Review Update Staff Report & Presentation Ms. Lawrence
(Parks, Recreation & Beautification Goals; Land Use Goals;
Transportation Goals if time permits)
- 4) Unfinished Business
- 5) New Business
- 6) Public Comment
- 7) Adjournment

**TOWN OF DAYTON
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS, DAYTON TOWN HALL
May 19, 2022**

COMMISSION MEMBERS PRESENT: Vice Chair Lauren Rawley, Bradford Dyjak, and Aaron Swindle. Chair Hunter Barnett arrived at 6:22 p.m.

COMMISSION MEMBERS ABSENT: Colton Shifflett.

ALSO PRESENT: Town Manager Angela Lawrence and Community Development Coordinator and Town Clerk Christa Hall.

CALL TO ORDER: Vice Chair Lauren Rawley called the meeting to order at 6:08 p.m.

APPROVAL OF MINUTES: Vice Chair Rawley asked for a motion to approve the minutes from the Planning Commission meeting of April 21, 2022 as written. As there was no discussion nor revisions to the minutes, a motion was made by Commission Member Swindle and seconded by Commission Member Dyjak and passed unanimously by a vote of 3-0.

REZONING APPLICATION REVIEW: Community Development Coordinator Hall provided a staff report explaining that the owner of the parcel containing Dry River Plumbing located at 835 Mason Street would like to have that property rezoned from R-1 to HB-1. Currently that property houses business that was considered to be a grandfathered use when the Town annexed the property. He would like to offer the other half of the building that houses Dry River Plumbing to a hair salon that will employ two hair stylists. Current Town zoning does not allow for that use and rezoning to HB-1 would allow business use and was designed with the Mason Street Corridor in mind. Community Development Coordinator Hall stated that staff had no objection or problem with the rezoning and will ensure that other affected parties will be provided with an opportunity to make comments or provide any objections. Commission Vice Chair Rawley asked for a motion to set the rezoning application request to be heard at a Joint Public Hearing with the Commission and the Dayton Town Council on Monday, June 13, 2022 at 5:30 p.m. to be followed by a Special Called Planning Commission Meeting to make a recommendation on the request to the Town Council. Commission Member Dyjak replied so moved. The motion was properly seconded by Commission Member Swindle and passed unanimously by a 3-0 vote.

Commission Chair Hunter Barnett arrived at 6:22 p.m.

REVIEW CAPITAL IMPROVEMENT PROGRAM: Manager Lawrence reviewed the CIP and asked the Commission for any comments or input. As there were no revisions, Commission Chair Barnett asked for a motion to recommend the CIP as presented to the Dayton Town Council. Commission Vice Chair Rawley made said motion and Commission Member Swindle seconded the motion. The motion passed unanimously by a 4-0 vote.

COMPREHENSIVE PLAN REVIEW UPDATE: Manager Lawrence reviewed the following sections of the Comprehensive Plan: Public Services Goals, Water Facilities Goals, Sewer Facilities Goals, Public Safety Goals, and Parks & Recreation Goals. She provided a staff report on suggested goals and received feedback from the Commission on their suggested future goals. These sections will be updated and sent to the Commission for their review and feedback prior to the next meeting. The Commission asked that the Parks, Recreation & Beautification section be referred to the Parks, Recreation & Beautification Council Committee for their review and input. The Commission will be asked to review and provide feedback for suggested goals for the following sections at their June meeting: Parks, Recreation & Beautification Goals, and Land Use Goals.

UNFINISHED BUSINESS: None.

NEW BUSINESS: None.

PUBLIC COMMENT: None.

ADJOURNMENT: With there being no further business to come before the Planning Commission, Commission Member Rawley made a motion to adjourn and was seconded by Commission Member Dyjak and passed unanimously. Meeting adjourned at 7:42 p.m.

Respectfully Submitted;

Chairperson Hunter Barnett

Town Clerk, Christa Hall