

Planning Commission Work Session

Minutes - September 22, 2025

1. Call to Order: Chairman Mehserle called the meeting to order at 5:30pm.
2. Roll Call: Chairman Mehserle; Commissioners Guidry, Hayes, Ross Shelton, and Wharton were present. Commissioner Jefferson was absent.

Staff: Joe Duffy – Community Development Director, Emily Carson – Community Planner, Chad McMurrian – Engineering Services Manager, and Christine Sewell – Recording Clerk

3. Citizens with Input – None
4. Capital Improvement Projects Update – Chad McMurrian- Engineering Services Manager, advised the annual paving project will commence in October with the following streets Valley Drive, Stonegate Trail, Cherokee Road, Cater Circle, Longbridge Way. Update on infrastructure projects. Keck & Wood working on traffic calming program, GWES working on water/sewer/stormwater updates. Airport regional pond is a mutual project with the city and county and is currently under construction.
5. New Business
 - a. Discussion of amendments to Short-Term Rentals – Chairman Mehserle from last meeting comments made about restricting use near schools. Mr. Duffy advised the ordinance is for rentals 30 days or less; owners are listing as mid-term, circumventing the ordinance to not go through the special exception process; Commissioner Wharton inquired if it would be possible to review extending the timeline and changing the definition. Ms. Carson addressed the distance requirements. Commissioner Shelton was concerned with the effect on the long-term rental market. On conclusion of discussion, staff will research and bring back for additional discussion on distances to schools and rental time.
 - b. PUD Regulating Plan requirements – Mr. Duffy provided a draft that will be given to applicants on Planned Unit Developments. What is listed on the handout is in the Land Management Ordinance, the document highlights the requirements and is intended to assist the applicant in submitting their application. The Commission approved and requested staff to implement.
 - c. Discussion on Comprehensive Plan – Mr. Duffy advised as required by state law an update is done every five years, with the next plan to be completed in February 2027. The city has elected to have a consultant assist and the process has commenced. Perry will have their own plan in lieu of the joint plan currently in place.
6. Other Business- Ms. Carson reviewed the items as listed.
 - Review items for October 6, 2025, informational/public hearings
 - Update on City Council zoning decisions
7. Adjournment: there being no further business to come before the Commission the meeting was adjourned at 6:50pm.