

Meadow Town Planning and Zoning Meeting

September 16th, 2025

Meadow Firehouse

7:00 pm

*****THESE MINUTES HAVE NOT BEEN APPROVED****

Attendance: Committee Chairman Andrew Flake, Committee Member Rex Williams, Committee Member Sean Kelly, Committee Member James Wilcox, Planning and Zoning Secretary Haley Abplanalp, Lloyd Robison, Tony Cowley, Mark Cowley, Ed Zmitravich, Andee Holdaway, Zane Murnan

- 1. Opening Ceremonies (three-minute limit):** Committee Chairman Andrew Flake led the pledge of allegiance and said the opening prayer.
- 2. Review of minutes for August 12th, 2025 Public Hearing and Planning and Zoning Meeting:** Rex makes a motion to accept the public hearing minutes and Sean seconds. Sean makes a motion to accept the Planning and Zoning meeting minutes and Rex seconds.
- 4. Discuss notes and comments from the Meadow Town Council about the subdivision ordinance:** Andrew starts the discussion with bringing up some of the comments that were given in the Town Council meeting about the subdivision ordinance. It was brought to attention that there needed to be clarity made between “Minor Lots” and “Simple Lots” 10-3-1 offers clarity on the definitions of the two. 10-9-5 mentions the review process of the preliminary application and final application is for Minor lots, and it was discussed that possibly mentioning that at the beginning definition of the subdivision ordinance. The committee decided to change the number of lots for the Simple Lots to 3 instead of 10. That makes the Minor Lots and Simple Lots both at 3. Mayor Gary Bishop had made the comment about changing some verbiage in 10-9-7 from “shall” to “may”. After some discussion on the matter and hearing some opinions from the townspeople Chairman Andrew Flake said that verbiage comes from the State Code. Andrew said we as a town can be more strict than state code but not less and as a whole they decided to leave the verbiage as is. Committee member Sean asked who would make the final decision and Andrew wasn't entirely sure, so he mentioned reaching out to outside sources (Jess Peterson with 6 counties, Sunrise Engineering, or our attorney) for some clarification on this matter. Andrew said he would update the current draft of the subdivision ordinance with the changes talked about in tonight's meeting and send it back to the towns council to be ready for their public hearing in October.
- 5. Discuss the short term rental ordinance:** The committee quickly

refreshed on the short term rental ordinance. There were expressed concerns about how many rentals would be allowed in Meadow Town. Committee member James Wilcox expressed how it could be a beneficial thing for a town member to be able to make extra income, and that he has had positive experiences with using Air BNB's. As a whole the committee and townspeople had a great discussion and will be focusing on refining this ordinance more in our next Planning and Zoning meeting.

6. **Other Business:** none

7. **Adjourn:** Rex made motion to adjourn and Sean seconded.

Haley Abplanalp
Planning & Zoning Secretary