



Dutch John Planning & Zoning Regular Meeting

Minutes

Wednesday, September 3, 2025 at 7:30 pm

Notice of Public Meeting & Agenda

Electronic participation will be available. See <https://dutchjohn.gov/pages/calendar> for more details.

1. Call to Order / Pledge of Allegiance

Minutes:

- Meeting was called to order at 7:18pm

2. Attendance

Minutes:

- Committee Members: Jared Marquis, Rachel Albritton
- Public: Peter Guinn

3. Establishment of Voting Members

Minutes:

- There are enough members for a quorum.

4. Consent Agenda

Minutes:

Motion

- Jared made a motion to accept the consent agenda. Rachel second.

a. Minutes of Meeting

Minutes:

- All minutes accepted as presented.

b. Correspondence

c. Building Permits

5. Public Comment

Minutes:

- Peter Guinn, project lead for Jessie Lasley's proposed PUD development, joined

the meeting online. An application for a PUD was submitted earlier in the week, but Committee members have not yet had time to perform a full review of it.

- Rachel shared the concept plan on screen for a brief overview with Jared. A quick review was completed to get an overview of the project. Additionally, the PUD chapter was consulted to review concept plan requirements and evaluate if there were any major requirements missing. While no requirements appeared to be missing, both Jared and Rachel suggested that a subdivision application might be more appropriate.
- Jared noted that a PUD would require submitting building footprints for each proposed home on each lot, and that any changes to those footprints would require a formal amendment to the plan.
- The Committee agreed to place this item on the agenda for the next meeting.
- Peter stated he would review the ordinance again with Jessie to determine which option—PUD or subdivision—would be best suited for the project.

6. Committee / Staff Reports

- a. Mayors Report**
- b. Land Use Administrator**

7. New Business

Minutes:

- The Committee reviewed the outline of proposed ordinance updates and added additional information to help the Town Council understand the justification for each change.
- Rachel motioned to submit the proposed updates to the Town Council for review. Jared seconded the motion.

8. Old Business

9. Closed Session, if necessary* Pursuant to 52-4-204

10. Adjournment

Minutes:

- Meeting adjourned at 7:51pm

| Minutes published on 09/18/2025, adopted on 09/17/2025



Rachel Oliver
Deputy Clerk