

Town of Leeds

Planning Commission Work Session for Wednesday, September 17, 2025

Work Session

Call to Order: 6:05 pm

In Attendance:

Chair: Chuck Bentley

Planning Commissioner: Alan Roberts 6:15pm arrived.

Planning Commissioner: David Rhoads

Planning Commissioner: Laurie Sullivan

Town Planner: Scott Messel

Town Clerk: Cari Bishop

a. Mixed-Use Ord 2025-05

The city council sent the ordinance back to the planning commission for the process to start over again. This is to avoid the disconnect and loss of tax revenue for the town. The discussion was on density and attainable housing requirements first. The city council approved 2.5 units per acre, and the planning commission recommended 9 units per acre. Discussion to go half to 5 with a potential of 6 if attainable housing is included. The discussion changed to lot size and walk/bike trails. The current minimum lot size is 10,000 sq ft for single family homes this was changed to 9,000 for the recommendation. The sidewalk width was at 4 ft also changed during the meeting to 6ft for the recommendation. The redlines will be made to the version that was originally sent for recommendation from planning commission. The developer will pay a fee and submit a document of his advised changes for review of the planning commission. The developer stated that he wanted to pay the fee because of the scrutiny that he had prior for stating his input for the draft of the mixed-use draft ordinance. Their concept plan includes townhomes, single family homes, and a grocery store. They are not planning on any apartments.

Adjournment: 7:05pm

Approved this 1st Day of October 2025.

Chuck Bentley, Planning Commission Chair

ATTEST:

Cari Bishop, Town Clerk