

Town of Leeds

Town Council Work Session for Wednesday, October 1, 2025

Work Session

Call to Order: 6:30 pm

In Attendance: **Chair:** Chuck Bentley

Planning Commissioner: Alan Roberts

Alt. Planning Commissioner: Ken Hadley

Planning Commissioner: David Rhoads

Planning Commissioner: Laurie Sullivan

Town Planner: Scott Messel

Discussion focused on proposed changes to zoning and land use regulations, specifically development, density, and definitions. Two versions of the proposed code changes were reviewed, one from Paul Morris and the other from Planning Commission previous corrections.

Discussion to change the following: 9,000 sq ft for single family, town homes are 6,000 multifamily are at 12,000, definitions of town home changed from town house. Suggestion to use a cleaner version of the zoning.

Discussion about how to handle existing mixed-use zones and the need for dialogue with landowners.

Discussion about attainable housing, requirements may be satisfied through development agreements, including adjacent mixed-use developments in unincorporated areas.

The session ended with agreement to continue the discussion at the regular meeting.

Adjournment: 7:00pm

Approved this 5th Day of November 2025.

Chuck Bentley, Planning Commission Chair

ATTEST:

Cari Bishop, Deputy Clerk