



# Dutch John Planning & Zoning Regular Meeting

## Minutes

Wednesday, March 4, 2026 at 7:00 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:

- Call to order at 7:02pm

#### 2. Attendance

##### Minutes:

- Committee and Town Staff: Rachel Albritton, Dave McDonal, Jamie Barrus, Butch Johns (mayor)
- Online: Peter Guinn, Jesse Lassley

#### 3. Establishment of Voting Members

#### 4. Consent Agenda

##### Minutes:

##### Motion

- Rachel moved to accept a motion to accept the consent agenda. Dave seconded. All in favor.

##### a. Minutes of Meeting

##### Minutes:

- Minutes accepted as presented.

##### b. Correspondence

##### c. Building Permits

##### Minutes:

- David Abraham's building permit was issued.
- Need to follow up on the status of Matt Lucas's application permit payment

**5. Public Comment**

**Minutes:**

- Audience member Jesse Lassley offered a comment regarding the proposed sign ordinance, specifically the clause concerning private property encumbered by a public easement. He advocated for the rights of private landowners to post signs on their property.

**6. Committee / Staff Reports**

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

**7. New Business**

- a. **Ordinance Updates: Discussion and Possible Action**

**Minutes:**

**Chapter 19 (Signs on Public Property):**

- A proposal to add a new section, 1902, to Chapter 19, which would make it unlawful to post signs on public property, utility poles, and within public rights-of-way or utility easements.
- Following discussion, it was agreed to table this proposal and conduct a comprehensive review of all of Chapter 19 to ensure consistency and address the issue of signs on utility poles and private property with easements.

**Chapter 14 (Concept Plan Review for PUDs):**

- Discussion focused on clarifying the process for the Concept Plan Review to remove ambiguity and streamline the process for developers.
- The commission agreed to clarify that the review by the Planning Commission is mandatory and shall be conducted in conjunction with the Administrator's review. Once (if) accepted by PNZ, PNZ will make a formal recommendation to Town Council.

**Chapter 13 (Curb and Gutter/Sidewalks):**

- A recommendation was made to change the language regarding existing streets from "major" to "existing" to ensure continuity of improvements adjacent to new developments.
- The commission questioned the current ordinance that allows the waiver of curb and gutter/sidewalk requirements on streets with a 5% grade, suggesting it be revisited as this is when pedestrian pathways are most critical.
- The commission agreed to a future review of all sections of the ordinance for consistency in the requirements for curb, gutter, and sidewalks.

**8. Old Business**

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

**10. Adjournment**