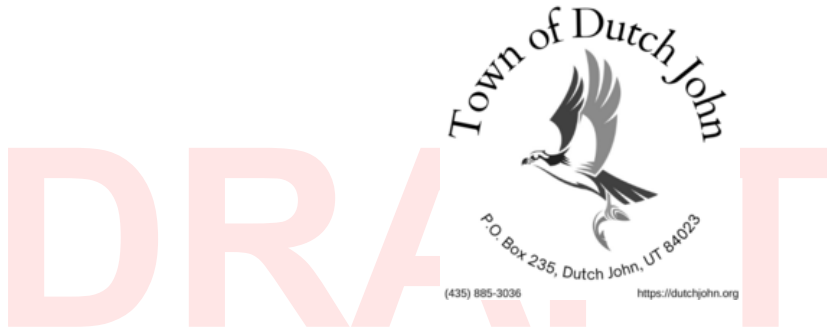




Dutch John Planning & Zoning Regular Meeting

Minutes

Wednesday, July 15, 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: 7:00 PM and Pledge

2. Attendance

Minutes:

Council: Rachel Albritton, Jamie Barrus (Online), Butch Johns (Major), Allen Parker (online) Public: Curt Smith

3. Establishment of Voting Members

4. Consent Agenda

Minutes:

Rachel Motioned to Accept Consent Agenda:

Vote results:

Ayes: 2 / Nays: 0 / Abstains: 0

a. Minutes of Meeting

Minutes:

06/17 Minutes: Reviewed by Rachel., minor spelling corrections needed. With minor corrections minutes are accepted.

b. Correspondence

Minutes:

- Rachel informed committee that a letter was received by Matt Abbott, re: a public nuisance, safety, and hazard concern. She forward the letter onto Town Council for their attention to the matter.
- Jamie informed committee that she discussed a potential meeting with Julie Handy, and could attend an August 5th meeting to present to Town Council

and PNZ on Dark Sky Initiative. It was agreed to ask her to come to the August 12th Town Council meeting to present both Town Council and PNZ, to further discussion on how to move forward in implementing a Dark Sky Initiative.

c. Building Permits

Minutes:

- Permit Application received for 102 1st ave, the Dixon Container home: Rachel forwarded to Matt Tate, no notification has been received. Follow Up needed to Matt Tate,
- Rachel also brought up the Matt Lucas application for a new subdivision. Allen indicated he needed to close out the application- he said he would submit a letter of explanation and clear it out.

5. Public Comment

Minutes:

No Public Comment

6. Committee / Staff Reports

a. Mayors Report

Minutes:

- Butch informed Committee that the Town Council has received a Grant to rewrite the General Plan, but the full rewrite would be a year or two out from completion. Butch and Rachel discussed the need to have PNZ read through the General Plan and submit suggested changes, to ensure the General Plan conforms with the newly adopted Ordinance changes. Butch also indicated that changes can still be adopted into the current plan as an Amendment, which will save time in the complete rewrite. Butch also mentioned specifically the Island on the lake that falls within the Dutch John Town land Management boundaries, and that it should be identified within the desired Trails and Parks plan. Butch also mention the need for more specific guidelines regarding development and affordable housing.

b. Land Use Administrator

Minutes:

No update as of now. • Rachel followed up on a potential New Zone / rewrite of and existig Zone and should have the edits within the next week for discussion and review.

7. New Business

a. General Plan Update Recommendations - Discussion and Possible Action

Minutes:

- Rachel brought up the need to better define the Future Development Zone, and what we envision the future growth of the Town growth is desired to look like. • Jamie agreed with Rachel's point to clearly define Future Development Zone, and also introduced the need to address each Heading and ensure that it is mirrors the new Ordinances changes. Additionally, she mentioned she felt

there needed to be more focus on affordable housing, environmental, and the goal to lessen impact on the natural surroundings of Dutch John and the Wildlife. • Rachel and Jamie discussed using a shared doc to collaborate suggested changes; Rachel highlighted the specific focal points for change she will include in the shared doc. • Butch mentioned HOA's also need to be addressed within the General Plan. • Jamie mentioned we need to emphasize the desired esthetics of the Town to be more natural, and the potential need to add the Dark Sky desire.

8. Old Business

Minutes:

None

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

10. Adjournment

Minutes:

Rachel Motioned to Adjourn. Meeting Adjourned at 7:31 PM

Vote results:

Ayes: 2 / Nays: 0 / Abstains: 0