



March 04, 2026 Regular Planning Meeting

Call Agenda Workshop to Order 8:50 a.m.

Call Public Hearing to Order 9:00 a.m. Or as soon thereafter as the particular case may be heard 9:00 a.m.

Pledge of Allegiance

Roll Call / Attendance

Present	Robert Beltran, Chair Merle Bishop, Brooke Agnini, Secretary Cyndi Jantomaso, and Angelic Sims
Excused	Vice Chair Mike Hickman, Adam Bass, and Kevin Updike

Approve Minutes

February 4, 2026, meeting minutes

Approved

RESULT:	APPROVED
MOVER:	Angelic Sims
SECONDER:	
AYE:	Beltran, Bishop, Agnini, Jantomaso, Sims, Schultz, and Jackson

Reordering of the Agenda - Prior to beginning the Business of the Planning Commission, the Commission may reorder the Agenda.

1) Reorder Agenda

a) At the discretion of the Planning Commission members, a lunch break may be called if the hearing of cases goes beyond 12:00 p.m.

2) Considerations of items to be withdrawn, deferred, or continued.

LDCU-2025-25 (Hudson MH) - Continued

Explanation of General Procedures

Voir Dire of Expert Witnesses

Approved

RESULT:	APPROVED
MOVER:	Angelic Sims
SECONDER:	Robert Beltran
AYE:	Beltran, Bishop, Agnini, Jantomaso, Sims, Schultz, and Jackson

Staff Resumes

Agenda Item

Explanation of Quasi-Judicial Proceedings

New Business

1. LDWA-2025-49 (Hatch Easement)

Approved

RESULT:	APPROVED
MOVER:	Robert Beltran
SECONDER:	Angelic Sims
AYE:	Beltran, Bishop, Agnini, Jantomaso, Sims, Schultz, and Jackson

2. LDCPAS-2025-38 (Toho Marigold INST/NAC CPA)

Approved

RESULT:	APPROVED
MOVER:	Angelic Sims
SECONDER:	Cyndi Jantomaso
AYE:	Bishop, Agnini, Jantomaso, Sims, Schultz, and Jackson
Recused:	Beltran

3. LDCPAS-2025-37 (Hwy 17/92 LCC CPA)

Approved

RESULT:	APPROVED
MOVER:	Cyndi Jantomaso
SECONDER:	Angelic Sims
AYE:	Beltran, Bishop, Agnini, Jantomaso, Sims, Schultz, and Jackson

4. LDCT-2026-1 Wahneta Main Street Overlay (MSC) LDC Text Amendment

Continued

RESULT:	CONTINUED
MOVER:	Robert Beltran

SECONDER:	Julie Jackson
AYE:	Beltran, Bishop, Agnini, Jantomaso, Sims, Schultz, and Jackson

5. LDCT-2025-28 (Flex Space & Retail Plazas)

Approved

RESULT:	APPROVED
MOVER:	Robert Beltran
SECONDER:	Brooke Agnini
AYE:	Beltran, Bishop, Agnini, Jantomaso, Sims, Schultz, and Jackson

6. LDCT-2025-29 (Storage Yards)

Approved

RESULT:	APPROVED
MOVER:	Robert Beltran
SECONDER:	Cyndi Jantomaso
AYE:	Beltran, Bishop, Agnini, Jantomaso, Sims, Schultz, and Jackson

7. LDCT-2025-30 (Administrative Plat Approval)

Approved

RESULT:	APPROVED
MOVER:	Cyndi Jantomaso
SECONDER:	Robert Beltran
AYE:	Beltran, Bishop, Agnini, Jantomaso, Sims, Schultz, and Jackson

Comprehensive Plan update

Adjournment

Recommendation of Approval

RESULT:	RECOMMENDATION OF APPROVAL
MOVER:	Robert Beltran
SECONDER:	Cyndi Jantomaso
AYE:	Beltran, Bishop, Agnini, Jantomaso, Sims, Schultz, and Jackson