



- I. **Call to Order** – The meeting was called to order at 5:00pm.
- II. **Roll Call** – All commissioners were present except for Commissioner Howell.
- III. **Additions & Amendments to the Agenda** – There were no additions or amendments to the agenda.
- IV. **Conflicts of Interest** – No conflicts of interest were disclosed.
- V. **Work Session – Hahnewald Barn Recommendation**  
Summary: PZC viewed design alternatives and formulated a straw-poll recommendation to Town Council.  
Public Comment: Chris Ekrem Michael Cacioppo, Kathy Heicher, and Nancy Nottingham shared their opinions of the barn.  
Action: PZC individually recommended to Town Council for the barn location to be at the old town hall site.
- VI. **Major Design Review – PUBLIC HEARING**  
File: MJR18011  
Applicant: Jeff Manley, Martin Manley Architects  
Property: Lot 27, Block 2, Wildridge Subdivision / 2613 Bear Trap  
Owner: Dana Del Gizzi  
Summary: Proposed phased addition to the home.  
Action: Commissioner Golembiewski motioned to continue the public hearing to the February 5, 2019 meeting subject to design modifications. Commissioner Nusbaum seconded the motion and it carried unanimously 6-0.
- VII. **Work Session - Code Text Amendments**  
Summary: Code amendments were proposed for the following items: Alternative Design (formerly Alternative Equivalent Compliance); Inclusionary Zoning; Development Bonus; and Short-term Rentals. The Commission is encouraged to bring questions, comments, and concerns to the meeting for discussion.  
Public Comments: Doug Jimenez and Jeff Manley gave their opinions of the proposed code texts.  
Action: PZC directed staff to make some edits to the language before a public hearing.
- VIII. **Consent Agenda**  
Action: Commissioner Barnes motioned to continue the consent agenda. Commissioner Golembiewski seconded the motion and it carried unanimously 6-0.
- IX. **Adjourn** - The meeting was adjourned at 8:50.

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Approved this 5th Day of February 2019

SIGNED: \_\_\_\_\_

  
Chairperson