



**APPROVED MINUTES
PLANNING COMMISSION
CAYCE CITY HALL
1800 12th Street Extension
Monday, January 23, 2023
6:30 PM**

I. CALL TO ORDER

The meeting was called to order by Chair Ed Fuson. The members present were Robert Power, Michael Mahoney, Patty Foy, Richard Boiteau, and Michael Wuest. Planning Commission member Stockton Wells resigned from the Commission to staff on January 23, 2023.

II. APPROVAL OF MINUTES

Michael Wuest made a motion to approve the minutes of the September 19, 2022, meeting. Robert Power seconded the motion. All were in favor.

III. STATEMENT OF NOTIFICATION

Monique Ocean confirmed that the public and the media were made aware of the meeting and the public hearing.

IV. MAP AMENDMENT 001-23

A request, by the owner, Christian Hernandez, to rezone a property from RG-2 (General Residential) to M-1 (Light Industrial). The property is located at 1403 Dunbar Road (Tax Map Number 005766-03-007).

a. Opening Statement

Monique Ocean stated to the Planning Commission that the applicant, Mr. Hernandez, requested to withdraw his rezoning request. Ms. Ocean stated that Mr. Hernandez had sent an email to indicate that he wanted to withdraw the request. Ms. Ocean stated that Mr. Hernandez said he would attempt to make it to the meeting and public hearing but unfortunately, he was not able to make it. Ms. Ocean stated that a motion and a vote would have to be made by the Planning Commission to decide whether the withdrawal would be upheld or if the public hearing would go on as advertised. Ms. Ocean explained if the Planning Commission voted to proceed with the public hearing, they would be making a vote in Mr. Hernandez' absence. Ms. Ocean explained to the Planning Commission that their approval of the withdrawal request would allow the applicant to bring the matter back to them at any date in the future. Ms. Ocean explained that if the public hearing proceeded and the rezoning request was denied, the matter could not be re-heard for 1 year. Richard Boiteau made a motion to deny the request for withdrawal of the rezoning application. Michael Wuest seconded the motion. By a majority vote of 4 to 2, the Planning Commission choose to deny the request for withdrawal of the rezoning application. Robert Power and Patty Foy stated they voted against the motion to deny because Mr. Hernandez was not present. The public hearing was then opened to the public for comments.

b. Public Comment

There was no one present to speak on the rezoning request.

c. Adjourn Public Hearing

With no further discussion, the public hearing was closed.

d. Motion

Michael Wuest made a motion to recommend denial of the rezoning request, to City Council. Richard Boiteau seconded the motion. All were in favor. The reasons given for the recommended denial were because the rezoning request is not in compliance with the Comprehensive Plan and the request is inconsistent with the area. Patty Foy and Robert Power

stated they agree with the references to the Comprehensive Plan but would have accepted the applicant's request to withdraw the application and would prefer for the applicant to be present.

V. NEW BUSINESS

a. Review and Amendment of By-Laws

Michael Wuest made a motion to approve the amended By-Laws. Michael Mahoney seconded the motion. All were in favor.

b. Nomination and election of Officers for 2023

Robert Power made a motion to nominate Ed Fuson as Chair for 2023 Year. Richard Boiteau seconded the motion. All were in favor. Ed Fuson made a motion to nominate Richard Boiteau as Vice Chair for the 2023 Year. Michael Wuest seconded the motion. All were in favor.

c. Nomination and election of Monique Ocean as Secretary for 2023

Richard Boiteau made a motion to nominate Monique Ocean as Secretary. Michael Wuest seconded the motion. All were in favor.

d. Approval of meeting schedule for 2023

Michael Mahoney made a motion to approve the meeting schedule with a change to the November meeting date to November 27, 2023. Patty Foy seconded the motion. All were in favor.

VI. ADJOURNMENT

Robert Power made a motion to adjourn. Richard Boiteau seconded the motion. All were in favor.

**A quorum of Council may be present.
No discussion or action on the part of Council will be taken.**