



**PLANNING & ZONING COMMISSION
MEETING MINUTES
MAY 10, 2023**

CALL TO ORDER/ROLL CALL

Acting Chair Elizabeth Bailik called the May 10, 2023 Planning & Zoning Commission meeting to order at 6:30 p.m. Commission Members present included, Ferzan Ahmed, Elizabeth Bailik, Steven MacGuidwin, Ryan Herchenroether, Ryan Griffin, Shaun Simpson, and David Lester. Staff in attendance included Jeff Tyler, Assistant City Manager/Community Development Director; Elise Schellin, Development Planner; and Jason Nahvi, Human Resources Manager.

OATH OF OFFICE FOR NEW COMMISSIONER GRIFFIN

Mayor Daniel Swartwout swore in new Planning & Zoning Commission member Ryan Griffin and thanked him for his service to the community.

STAFF ITEMS

Jason Nahvi introduced himself and discussed the creation of City of Powell emails for everyone on the Commission and provided details on how to access those accounts. Jeff Tyler reminded the Commission to keep their personal emails separate from their Commission emails as these are public and could be part of a public records request.

APPROVAL OF MINUTES

April 12, 2023 Meeting Minutes
[Draft Minutes PZ 04122023.pdf](#)

MOTION: David Lester moved to approve the April 12, 2023 Planning & Zoning Minutes. Shaun Simpson seconded the motion.

Acting Chair Bailik requested a roll call for passage: David Lester, yes; Ferzan Ahmed, yes; Elizabeth Bailik, yes; Steven MacGuidwin, yes; Ryan Herchenroether, abstain; Ryan Griffin, yes; and Shaun Simpson, yes.

VOTE: Y – 6 N – 0 (None) AB – 1

Motion passed with a vote of 6-0-1.

HEARING OF VISITORS FOR ITEMS NOT ON THE AGENDA

Acting Chair Bailik opened the floor for visitors to address the Commission for items not on the evenings Agenda. Hearing none, Chair Bailik closed public comment.

OTHER BUSINESS

Economic Development Strategy Introduction Economic Development Strategy - Powell.pdf

Jeff Tyler presented an economic development strategy the Powell Development Corporation has been working on for the last seven months. He discussed how the City of Powell Community Improvement Corporation (CIC) is now the Powell Development Corporation (PDC). City Council and the PDC met to review the report from Camoin & Associates and revisions were made. The PDC will approve it at their next meeting and then City Council will by resolution affirm the findings. The document sets forth the goals, objectives and strategy on how to best use the Powell Development Corporation for future economic development.

Additionally, he talked about the action items the PDC will be responsible for working with City Council to ensure the economic development efforts move forward. There is a *Request for Qualifications* (RFQ) to look at the 12+ acres the Municipal Building sits on for possible redevelopment opportunities. If that opportunity is successful, he believes there will be a whole scale redevelopment throughout the downtown area. Mr. Tyler continued by discussing that Claudia Husak, Planning Director and Ms. Schellin, have been working to ensure the Comprehensive Plan aligns with these new goals. They also continue to work on the Zoning Code update, which the Planning & Zoning Commission will be part of as it moves forward.

Further, in highlighting specific items, Mr. Tyler discussed that the work to be done under the economic development strategy will require the hiring of a dedicated staff member to work directly with both the City and the PDC. The City is currently working on a job description before they begin the search.

CHAIR ELECTION

MOTION: Ferzan Ahmed moved to elect Elizabeth Bailik as Chair of the Planning & Zoning Commission. Shaun Simpson seconded the motion.

Acting Chair Bailik requested a roll call for passage: Steven MacGuidwin, yes; Ryan Herchenroether, yes; Ryan Griffin, yes; Shaun Simpson, yes; David Lester, yes; Ferzan Ahmed, yes; and Elizabeth Bailik, abstain.

VOTE: Y – 6 N – 0 (None) AB – 1 (Elizabeth Bailik)

Motion passed with a vote of 6-0-1.

VICE CHAIR ELECTION

MOTION: David Lester moved to elect Ryan Herchenroether as Vice Chair of the Planning & Zoning Commission. Stephen MacGuidwin seconded the motion.

Chair Bailik requested a roll call for passage: Steven MacGuidwin, yes; Ryan Herchenroether, abstain; Ryan Griffin, yes; Shaun Simpson, yes; David Lester, yes; Ferzan Ahmed, yes; and Elizabeth Bailik, yes.

VOTE: Y – 6 N – 0 (None) AB – 1 (Ryan Herchenroether)

Motion passed with a vote of 6-0-1.

ADJOURNMENT

Meeting adjourned by consensus at 7:17 p.m.

MINUTES APPROVED: JUNE 14, 2023


Elizabeth Bailik,
Chair

6/14/23
Date


Pam Friend,
Administrative Assistant

6/14/2023
Date