

SIMPSONVILLE PLANNING COMMISSION MINUTES
August 5, 2025 6:30 P.M. City Hall

MEMBERS PRESENT: Chairperson Mike Giordano, Lawrence Witul, Allen Gillespie, Ray Shannon and Stockton Wells

MEMBERS ABSENT: Elliot Hirshorn, Loren Duwel (resigned)

CITY STAFF/LEADERS PRESENT: Jon Derby and Charlene Carter

CALL TO ORDER/OPENING REMARKS

(Chairperson) Mr. Giordano called the meeting to order at 6:30 p.m.

Mr. Derby held roll call.

MEETING MINUTES August 5, 2025

Mr. Gillespie made a motion to approve the August 5, 2025 meeting minutes.

Mr. Duwel seconded the motion.

The motion to approve August 5, 2025 meeting minutes passed by a unanimous vote, 5-0.

NEW BUSINESS

AXZ-2025-03 Proposed annexation of property located at 320 Tearose Lane

Request for motion to table on August 5, 2025 to the next Planning Commission meeting.

Mr. Shannon made the motion, with a second from Mr. Witul. The motion carried unanimously, 5-0.

TX-2025-02 MISC. Refinements to the Zoning Ordinance Proposed

Mr. Derby provided the summary for the addition of Short-term rentals to the Zoning Ordinance. He stated the City Council Committee of the whole reviewed on June 24th and referred to Planning Commission for review and recommendation.

Chairman Giordano asked for any public comment. There was one public comment of rental timeframe longer than 30 days. Emails and questions from the City Council received are also included in packet.

With no further comments, Chairman Giordano closed the floor.

Commission discussion:

Mr. Wells recommended reducing the 6 months to 30 days and finalizing the age requirement as 18 or 21. The ordinance currently states both and inconsistent. Preferred age was 21. The Commission suggests 15 miles as the radius.

Mr. Gillespie confirmed this ordinance references residential properties and zoning, not commercial.

The Commission asked questions about penalty fees, registration, and application fees. The City's current permit/project portal Evolve can be programmed for the application and registration fees.

Mr. Gillespie asked about the business license requirement and if basements are allowable.

The Commission states Section 10-295.10.b (page 4b) needs clarification.

Mr. Giordano asked about the number of occupants and how to regulate number of people.

Mr. Wells asked if police would respond to the violation of ordinance. Will the city benefit from the business license?

Mr. Witul asked about classification of extending passed the 30 days. Will the clock start over every 30 days or extend? Mr. Derby stated the clock will start again in 30 days.

Mr. Derby recommended approval of the text amendment and states it aligns with current regulations.

Commission asked about section 10-298(a) and 2c Administrator final say on the revocation.

Mr. Wells asked that section numbers 2,3,4 be reviewed for consistency and reword "gatherings".

Mr. Witul asked if notification to the tax office was required.

After the end of discussion, Mr. Giordano call for a motion.

Mr. Wells made the motion, with Mr. Shannon seconding the motion. The motion carried 5-0 to add TX-2025-02.

Comprehensive Plan Evaluation and Resolution by Planning Commission

Mr. Derby presented an overview of the Comprehensive Plan review from October 2024. The Commission received and reviewed strategies and goals of the Comprehensive Plan. State Law requires the Plan to be reviewed every 5 years.

Chairman Giordano asked for any public comment. None was provided.

Mr. Giordano called for a motion. Mr. Witul made the motion to approve and Mr. Gillespie seconded the motion. The motion passed to approve the Comprehensive Plan Evaluation Resolution.

ADJOURNMENT

The Commission was reminded about Continuing Education at ACOG.

With no further business Mr. Giordano called for a motion to adjourn.

Mr. Gillespie made a motion to adjourn, and Mr. Witul seconded the motion.

The motion to adjourn passed by a unanimous vote, 5-0.

Commission adjourned at 7:45 p.m.