

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

MEMBERS PRESENT: Chairperson Mike Giordano, Lawrence Witul, Allen Gillespie, Stockton Wells.

MEMBERS ABSENT: Ray Shannon, Elliot Hirshorn, and Adian Puzzio(new)

CITY STAFF/LEADERS PRESENT: Jon Derby and Charlene Carter

APPLICANT/REPRESENTATIVE: John Pazden and Ken Reiter, owners
Ryan Jones, Alliance Engineering

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 October 7, 2025

Mr. Witul made a motion to approve the October 7, 2025 meeting minutes.

Mr. Wells seconded the motion.

The motion to approve October 7, 2025 meeting minutes passed by a unanimous vote, 4-0.

NEW BUSINESS:

Z-2025-02 Proposed Re-zoning of 118 and 124 Main Street

Mr. Derby presented a summary of the application request to Re-Zone 118 and 124 Main Street from BU-Business Urban to ID-Innovative Development. Mr. Derby presented slides of the location, and a summary of the proposed development of 80 residential units and 18,000 square feet of commercial spaces. He reviewed the descriptions provided as points of innovation on the site, intended amenities and commercial spaces. He explained the parking totals as 144 spots onsite and access points. The traffic impact study did not reflect any required mitigation. The property was posted and letters were sent by the applicant for the meeting.

Mr. Giordano asked if any Ex Parte communications had happened and the answer was no by the Commission.

Mr. Giordano asked for public comment.

Mr. Rod Folk stated he liked the mixed use of the project and it demonstrates a strong, healthy and workable City. He likes the walkability and connection to the downtown. His stated his reservation was the modern esthetic and brick not matching the other buildings downtown.

The were no additional comments or questions for public comment.

Mr. Witul asked about the size of the units and Mr. Jones explained 1 bedroom-725 sq ft, 2 bedroom 900-1000 sq ft, and 3 bedrooms 1150-1250 sq ft. Mr. Witul commented there is a need for additional housing. He asked for clarification on the parking quantity of 144 spots onsite. He also asked for details of entry/exit points, truck deliveries and a review of amenities. He suggested a courtyard or playground would be a good addition.

There were numerous comments and questions on parking and how it will be reserved, public parking, shared parking, charging stations and designations overall.

Mr. Giordano asked about potential use of commercial spaces. The first floor will have amenity areas for apartments, co-working opportunities, hope for higher-end restaurant and retail.

Mr. Gillespie suggested maybe the color of the brick or exterior fenestration/materials could be reviewed.

The owners were also asked about potential to complete the project financially, timeframe and infrastructure onsite.

Mr. Wells wanted the key points defined in the ID Zoning.

Mr. Derby addressed that additional parking will be added on Hedge Street after streetscape is complete. He also stated the City had been wanting a project like this for years. Mr. Derby presented staff recommendation to approve Z-2025-02.

With no further question or comments Mr. Giordano called for a motion. Mr. Gillespie made a motion to approve the Re-zoning Z-2025-02 to ID Innovative Development and Mr. Witul made the second. The motion passed unanimously, 4-0.

ADJOURNMENT

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

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

The motion to adjourn passed by a unanimous vote, 4-0.

Commission adjourned at approximately 7:10 p.m.