

PLANNING & ZONING MEETING

MARCH 19, 2026

**ATTENDEES: David Chillas, Chairman
Morris Deputy, Town Manager
Donald Dibert
Don Hall
Chuck McCausland
Jenn Parish
Joe Pontak
Gretchen Rachko
Keith Thompson**

AGENDA:

1. 509 Janvier Drive – Conditional Use Permit request for a mobile pick-up and delivery laundry service (Mike’s Wash & Fold LLC) in an R-3 zoned area. No customers will be permitted at the address, laundry will be completed at the address and delivered to clients. CU-05-26. Tax Parcel No. 23-004.00-457.

Michael Schulte requested approval to operate a mobile pick-up and delivery laundry service.

- Items will be washed and folded at the residence and delivered to the customers.
- No customers will come to the residence.
- No commercial equipment has been installed; existing laundry equipment will be used.
- No changes have been made to the existing laundry space.

Jenn Parrish questioned the amount of space to be used for the laundry business, how much laundry is expected to be done during the week, and the amount of drain water to be discharged.

Mr. Schulte said about 64 square feet in the house, and a couple of feet in the garage will be used for storage – not more than 150 square-feet.

- The amount of laundry is not known at this time, but probably less than 150 lbs.
- Commercial detergents will not be used, only regular household-type detergents such as Tide.
- No harsh chemicals will be used or put into the drain.

Moved by Keith Thompson and seconded by Joe Pontak to recommend Mayor and Council approve 509 Janvier Drive Conditional Use Permit request for a mobile Pick-up and delivery laundry service in an R-3 zoned area. No customers will be permitted at the address, laundry will be completed at the address and delivered to clients. CU-05-26. Motion Carried Unanimously.

2. 108 Patriot Drive, Suite G – Conditional Use Permit request for a gymnastics business (Lee’s Landing Gymnastics, LLC) in an M-I zoned area. Business offers recreational gymnastics, classes, tumbling, adult tumbling, stretching, strength, birthday parties, camps and clinics. CU-06-26. Tax Parcel No. 23-041.00-005.

Alyssa Pester, owner of Lee’s Landing Gymnastics, requested approval to open a recreational tumbling and gymnastics business at 108 Patriot Drive. Birthday parties, clinics will also be offered.

Gretchen Rachko asked how large the classes will be.

Ms. Pester indicated 10 to 15 people per class, with a minimum of 5 classes per day.

Moved by Jenn Parrish and seconded by Joe Pontak to recommend Mayor and Council approve 108 Patriot Drive, Suite G, Conditional Use Permit request for a gymnastics business (Lee’s Landing Gymnastics, LLC) in an M-I zoned area. Business offers recreational gymnastics, classes, tumbling, birthday parties, camps and clinics. CU-06-26. Motion Carried Unanimously.

3. 12 E. Sarazen Drive – Conditional Use Permit request for a speech language therapy practice (Limitless Speech and Language) in a R-1A zoned area. Business will be a teletherapy practice conducted solely online. CU-07-26. Tax Parcel No. 23-002.00-217.

Meredith Bailey-Orr requested approval to operate a speech language therapy practice. No clients will be seen at the address; all work will be done via teletherapy platform; bookkeeping records and client files will be stored at the business location per HIPPA regulations. Three to six clients are expected per month, mostly during summer break.

Jenn Parrish asked if little children were patients as well.

Mrs. Orr said yes; she has been in practice for 23 years and provides service to young children and adults.

Moved by Chuck McCausland and seconded by Joe Pontak to approve 12 E. Sarazen Drive, Conditional Use Permit request for a speech language therapy practice (Limitless Speech and Language) in an R-1A zoned area. Business will be teletherapy practice conducted solely online. CU-07-25. Motion Carried Unanimously.

4. 0 Summit Bridge Road – Conditional Use Permit request for an RV/Boat Storage facility, in a C-3 zoned area. CU-08-26. Tax Parcel Nos. 23-028.00-243; 23-028.00-244 and 23-028.00-245.

Tabled by Developer.

5. 0 Summit Bridge Road – Preliminary Minor Land Development and Re-Subdivision Plan for an RV/Boat Storage facility, on 5.44+/- acres in a C-3 zoned area. The project proposes combining the parcels into one for the purposes of developing the site for covered RV/Boat storage, dump station, wash bays and a small restroom. Tax Parcel Nos. 23-028.00-243; 23-028.00-244 and 23-028.00-245.

Tabled by Developer.

Moved by Don Dibert and seconded by Joe Pontak to adjourn. Motion Carried Unanimously.

We believe these minutes accurately reflect what transpired; however, we will appreciate comments involving a different understanding of what occurred. Unless we are notified in writing to the contrary within 10 days after receipt, we will assume all in attendance concur with the accuracy of this transcription.

Respectfully Submitted,

Morris Deputy, P.E.
Town Manager

Ry - 3/25/26
Cc: Mayor & Council
P & Z Members