

**TOWN OF ELSMERE
PLANNING COMMISSION
MEETING MINUTES
December 2, 2025
6:30 P.M.**

CALL TO ORDER: Chairman Anderson called the meeting to order at 6:30 PM.

PLEDGE OF ALLEGIANCE:

MOMENT OF SILENT PRAYER FOR THOSE WISHING TO DO SO:

ROLL CALL:

CHAIRMAN	ROBERT ANDERSON	PRESENT
COMMISSIONER	DEAN DYER	ABSENT
COMMISSIONER	JOHN POCKETS	PRESENT
COMMISSIONER	JA'NIKKA CARABALLO	PRESENT
COMMISSIONER	FRANK OBARA	PRESENT
COMMISSIONER	JONATHAN WATTS	PRESENT
COMMISSIONER	MEGHAN WALLACE	PRESENT

PUBLIC COMMENT: None

APPROVAL OF MINUTES

Approval of the minutes from the November 4, 2025, Planning Commission Meeting.

ACTION: Commissioner Wallace made a motion to approve the minutes from the November 4, 2025, Planning Commission Meeting with no corrections. Commissioner Watts seconded the motion.

VOTE: 6 in favor, 1 Absent Motion carried

Anderson – Yes, Pockets – Yes, Dyer – Absent, Caraballo – Yes, Obara – Yes
Watts – Yes, Wallace – Yes

OPENING STATEMENT: None

NEW BUSINESS: None

OLD BUSINESS:

1. 5-year Review of the Comprehensive Plan

Commissioners were present in person at the Town Hall Council Chambers. Sean O'Neill performed the Planning Commission meeting remotely via Zoom, with his presentation displayed on the monitors for public and commissioners viewing.

The Planning Commission meeting focused primarily on updating the Future Land Use Map within the Town's Comprehensive Plan, specifically regarding the New Road corridor.

The discussion centers on the tension between "Mixed Use" designations (which allow for commercial redevelopment) and "Residential" designations (which protect the existing character of the neighborhood).

- Reversing "Mixed Use" on New Road: The Commission reached a consensus to remove the "Mixed Use" designation from most of the New Road corridor, reverting it to "Residential." This decision was heavily influenced by significant public opposition from residents who do not want commercial businesses opening next to their homes.
- The "Corpus Christi" Exception: The primary exception to this change is the Corpus Christi property. Because this is a large, institutional property with an uncertain future (and parts of it have recently been sold), the Commission decided to keep it designated as Mixed Use. This provides administrative flexibility for future redevelopment (commercial or multi-family) without requiring a lengthy state-level amendment.
- Zoning vs. Land Use: A significant portion of the meeting was spent clarifying that while the *Land Use Map* is being updated, the actual *Zoning* remains residential. The Land Use Map simply acts as a guide for what the zoning *could* become in the future.
- Kirkwood Highway Corridor: The Commission confirmed that properties bordering Kirkwood Highway will remain "Mixed Use" to continue encouraging redevelopment and infill along that commercial corridor.

ITEMS SUBMITTED BY CHAIRMAN AND BOARD MEMBERS: None

ADJOURNMENT:

ACTION: Commissioner Wallace made a motion to adjourn the meeting. Chairman Anderson seconded the motion.

VOTE: 6 in favor, 1 Absent Motion carried

Anderson – Yes, Dyer – Absent, Pockets – Yes, Caraballo – Yes, Obara – Yes,
Watts – Yes, Wallace – Yes

At this time, the meeting was adjourned.

Votes are recorded accurately. The audio tape(s) of this meeting will be available at Town Hall for a period of two years from the date these minutes are approved. The audio tape(s) may be reviewed at Town Hall by appointment and in accordance with the Freedom of Information Act.



**ROBERT ANDERSON,
CHAIRMAN**



**DEAN DYER,
SECRETARY**

JANIKKA CARABALLO