

**PLANNING COMMISSION  
MEETING MINUTES**

**Meeting No. 2082**

**The two thousand eighty-second Planning Commission Meeting commenced at 1:07 pm on Thursday, December 11, 2025.**

**1:00 PM**

**1. ROLL CALL**

X	Robin Allen Citizens' Representative	
X	Hon. John Bullock City Council Representative	
X	Christine Griffin DPW Representative	
X	Talib Horne Citizens' Representative	
X	Claudia Jolin Citizens' Representative	
X	Doug McCoach Citizens' Representative	
X	Jane Lewis Mayor's Representative	
X	Eric Stephenson, Vice Chairman Citizens' Representative	
X	Jon Laria, Chairman Citizens' Representative	

**2. APPROVAL OF MINUTES – November 20, 2025**

<b>Presenter:</b>	Chairman					
<b>Staff Recommendation:</b>	Approval					
<b>Speakers:</b>	None					
<b>Motion:</b>	Hon. John Bullock					
<b>Second:</b>	Eric Stephenson, Vice Chair					
<b>Planning Commission Vote:</b>	Approval					
Robin Allen	X	For	Against	Abstain	Recuse	
Hon. John Bullock	X	For	Against	Abstain	Recuse	
Christine Griffin	X	For	Against	Abstain	Recuse	
Talib Horne	X	For	Against	Abstain	Recuse	
Claudia Jolin	X	For	Against	Abstain	Recuse	
Doug McCoach	X	For	Against	Abstain	Recuse	
Jane Lewis	X	For	Against	Abstain	Recuse	
Eric Stephenson, Vice Chair	X	For	Against	Abstain	Recuse	
Jon Laria, Chairman	X	For	Against	Abstain	Recuse	
<b>Total:</b>	<b>9</b>					

## CONSENT AGENDA

### 3. CIP TRANSFERS

Meeting of **DATE**

<b>Presenter:</b>	Chairman					
<b>Staff Recommendation:</b>	Approval					
<b>Speakers:</b>	None					
<b>Motion:</b>	Eric Stephenson, Vice Chair					
<b>Second:</b>	Jane Lewis					
<b>Planning Commission Vote:</b>	Approval					
Robin Allen	X	For	Against	Abstain	Recuse	
Hon. John Bullock	X	For	Against	Abstain	Recuse	
Christine Griffin	X	For	Against	Abstain	Recuse	
Talib Horne	X	For	Against	Abstain	Recuse	
Claudia Jolin	X	For	Against	Abstain	Recuse	
Doug McCoach	X	For	Against	Abstain	Recuse	
Jane Lewis	X	For	Against	Abstain	Recuse	
Eric Stephenson, Vice Chair	X	For	Against	Abstain	Recuse	
Jon Laria, Chairman	X	For	Against	Abstain	Recuse	
<b>Total:</b>	<b>9</b>					

### 4. ADOPTION OF PLANNING COMMISSION SCHEDULE – THROUGH DECEMBER 2026

<b>Presenter:</b>	Chairman					
<b>Staff Recommendation:</b>	Approval					
<b>Speakers:</b>	None					
<b>Motion:</b>	Eric Stephenson, Vice Chair					
<b>Second:</b>	Claudia Jolin					
<b>Planning Commission Vote:</b>	Approval					
Robin Allen	X	For	Against	Abstain	Recuse	
Hon. John Bullock	X	For	Against	Abstain	Recuse	
Christine Griffin	X	For	Against	Abstain	Recuse	
Talib Horne	X	For	Against	Abstain	Recuse	
Claudia Jolin	X	For	Against	Abstain	Recuse	
Doug McCoach	X	For	Against	Abstain	Recuse	
Jane Lewis	X	For	Against	Abstain	Recuse	
Eric Stephenson, Vice Chair	X	For	Against	Abstain	Recuse	
Jon Laria, Chairman	X	For	Against	Abstain	Recuse	
<b>Total:</b>	<b>9</b>					

## REGULAR AGENDA

### 5. OLIVER NEIGHBORHOOD VISION PLAN – AMENDMENT (Twelfth District)

<b>Presenter:</b>	Imani Fox & Danielle Bilot				
<b>Staff Recommendation:</b>	Accept				
<b>Speakers:</b>	None				
<b>Motion:</b>	Doug McCoach				
<b>Second:</b>	Hon. John Bullock				
<b>Planning Commission Vote:</b>	Accept				
Robin Allen	X	For	Against	Abstain	Recuse
Hon. John Bullock	X	For	Against	Abstain	Recuse
Christine Griffin	X	For	Against	Abstain	Recuse
Talib Horne	X	For	Against	Abstain	Recuse
Claudia Jolin	X	For	Against	Abstain	Recuse
Doug McCoach	X	For	Against	Abstain	Recuse
Jane Lewis	X	For	Against	Abstain	Recuse
Eric Stephenson, Vice Chair	X	For	Against	Abstain	Recuse
Jon Laria, Chairman	X	For	Against	Abstain	Recuse
<b>Total:</b>	<b>9</b>				

**1:30 PM**

### 6. ADOPTION OF THE WALTER P. CARTER INSPIRE PLAN (Fourth District)

**\*\* Item #6 is Postponed \*\***

**7. CITY COUNCIL BILL #25-0103/ ZONING – CONDITIONAL USE CONVERSION OF A SINGLE-FAMILY DWELLING UNIT TO 3 DWELLING UNITS IN THE R-8 ZONING DISTRICT – 1224 WEST LAFAYETTE AVENUE (Ninth District)**

For the purpose of permitting, subject to certain conditions, the conversion of a single-family dwelling unit into 3 dwelling units on the property known as 1224 West Lafayette Avenue (Block 0078, Lot 005), as outlined in red on the accompanying plat; and providing for a special effective date. (Councilmember Bullock)

<b>Presenter:</b>	Justin Walker					
<b>Staff Recommendation:</b>	Approval					
<b>Speakers:</b>	Catherine Morrell; Dashawn Daley; Rashad Henderson					
<b>Motion:</b>	Hon. John Bullock					
<b>Second:</b>	Talib Horne					
<b>Planning Commission Vote:</b>	Approval					
Robin Allen	X	For	Against	Abstain	Recuse	
Hon. John Bullock	X	For	Against	Abstain	Recuse	
Christine Griffin	X	For	Against	Abstain	Recuse	
Talib Horne	X	For	Against	Abstain	Recuse	
Claudia Jolin	X	For	Against	Abstain	Recuse	
Doug McCoach	X	For	Against	Abstain	Recuse	
Jane Lewis	X	For	Against	Abstain	Recuse	
Eric Stephenson, Vice Chair		For	X	Against	Abstain	Recuse
Jon Laria, Chairman	X	For	Against	Abstain	Recuse	
<b>Total:</b>	<b>8</b>		<b>1</b>			

The meeting was adjourned at 2:22 pm.

Tim Keane  
Director

TK/ewt