REGULAR PLANNING COMMISSION MEETING
Wednesday, February 18, 2026 @ 7:00pm
Warren County Government Center

I. CALL TO ORDER

II. ROLL CALL – DETERMINATION OF QUORUM

III. ADDITION/DELETION OF ITEMS FROM THE AGENDA

[Items added will be placed as the last item under Business Items. Unanimous vote is required to add/delete]

IV. APPROVAL OF MINUTES

- January 21, 2026 – Regular Meeting

V. PUBLIC COMMENTS NOT RELATED TO PUBLIC HEARINGS

VI. PUBLIC HEARING

1. **2500610** – An application submitted by Veronica Tello to allow a Short-Term Rental, as defined in Town Code §175-3, identified by Tax Map 20A7-4-93 and located at 214 Lee Street. The property is zoned R-3, Residential District and is located within the Historic Overlay District.

2. **2600013** - An application submitted by Dana Cline requesting an amendment to the zoning map to reclassify two vacant lots on Grand Avenue, identified by Tax Map 20A6, Section 6, Block 4, Parcels 11A and 14A, from R-1, Residential District to R-3, Residential District.

3. **2600021** – An application submitted by Monteverde Engineering & Design Studio on behalf of Squirrel Hill 1 LLC, requesting a Special Exception from Town Code Chapter 148-860-A.6. e. which limits the maximum height of a retaining wall to six (6) feet. The applicant is requesting to increase the maximum allowable wall height to ten (10) feet, for undeveloped properties located on Orchard Street, identified by Tax Map 20A6, Section 5, Parcels 8-1, 8-2, 8-3, 8-11, and 8-12.

4. **2500319** – A Zoning Text Amendment to Town Code sections §175-3 - Definitions, to define the use of an "Auxiliary Dwelling Unit"; §175-11, §175-12(A), §175-18.2(A), §175-20, §175-29(A), and §175-37.3(A) to add ADU'S as a by-right use; and to establish §175-115 "Auxiliary Dwelling Unit" performance standards within the Supplementary Provisions of Town Code.

VII. ELECTION OF OFFICERS

- Chairman
- Vice Chairman

VIII. NEW BUSINESS

1. Planning Commission By-Laws
2. 2025 Annual Report

IX. COMMISSION MEMBER REPORTS

X. PLANNING DIRECTOR REPORT

- January Monthly Report

XI. ADJOURNMENT