



Meeting Minutes Planning and Zoning Commission

Tuesday, June 10, 2025

5:00 PM

Council Chamber

4:30 - 5:00 PM - Work Session for Agenda Review

Chairman Mercer opened the work session at 4:30pm.

City Planner, Jessica Rees, presented Care PZ 25-005 via PowerPoint. Applicant Mark Webb with Artz Landscape Designs LLC, representing Property owner Mary Fleischi, requesting the amendment of Planned Development District 39 with a new detailed site plan for the installation of an inground spa and feature wall. The property is located at 4513 Normandy Avenue. An image was shown of the two hundred (200) feet buffer around the property. Property owners within this buffer received notice of the public hearing by mail. Of the twenty-seven (27) notices mailed out, one (1) response was received back in opposition on the request.

Mrs. Rees displayed the site plan indicating where the spa and feature wall is being proposed.

Call to Order

Chairman Blair Mercer called the meeting to order at 5:01 pm.

Introduction of Commission Members

Present: (6) Chairman Blair Mercer, Rusty Goff, John Walsh, Steve Hudson, Ben Biddle and Duncan Fulton

Seated: (5) Chairman Blair Mercer, Rusty Goff, John Walsh, Steve Hudson and Ben Biddle

Excused: (3) James Bristow, Brian Smoot and David Delorenzo

City Council Liaison: (1) Melissa Rieman

Staff in Attendance

Jessica Rees, City Planner
Mary Oates, Community Development Technician
Rob Dillard, City Attorney

[PZ 25-005](#)

PZ 25-005: Applicant Mark Webb with Artz Landscape Designs LLC, representing Property owner Mary Fleischi, requesting the amendment of Planned Development District 39 with a new detailed site plan for the

installation of an inground spa and feature wall. The property is located at 4513 Normandy Avenue.

A motion was made by Commissioner Walsh, seconded by Commissioner Biddle, that the Planned Development amendment request be recommended to City Council. Mr. Walsh also stated on record that the applicant would have a discussion with the neighbors about their concerns before the City Council meeting. This motion was carried by an unanimous vote.

Consider the previous meeting minutes with or without corrections:

[25-128](#)

P&Z Meeting Minutes - 05/13/2025

A motion was made by Commissioner Hudson, seconded by Commissioner Walsh, that the minutes be approved. The motion was carried by an unanimous vote.

ADJOURNMENT: With there being no further business before the Commission, Chairman Mercer adjourned the meeting at 5:25 pm.

Approved by:

Chairman, Blair Mercer

Date