



Town of Elizabeth

Planning Commission Regular Meeting

Tuesday, August 4, 2026 at 6:30 PM

Town Hall, 151 S. Banner Street

Call to Order

The Regular Meeting of the Planning Commission was called to order on Tuesday, August 4, 2026, at 6:30 pm by Chair George Fick.

Roll Call

Present:

Chair George Fick

Vice Chair Amy Schmidt

Commissioner Jim Santangelo

Commissioner Paula Ray

Commissioner Jennifer Malley

Commissioner Debbie Kula

Absent:

Commissioner Samantha Barnhart

There was a quorum to do business.

Also in Attendance:

Community Development Director Alexandra Cramer

Deputy Town Clerk Allison Ritter

Public Comment

This is a meeting of the Planning Commission held in public. We welcome you here and thank you for your time and concerns. When you are recognized, please stand and state your name and address to the Commission. Your comments will be limited to 3 minutes. The Planning Commissioners may not respond to your comments during this meeting. Rather, they may take your comments and suggestions under advisement and your questions will be directed to the appropriate person or department for follow-up. Personal attacks against Commissioners, Administrative Staff, or Employees will not be recognized. If a response from Staff is requested, the Chair will direct Staff to have a response at the next regularly scheduled Commission meeting.

There was no Public Comment.

Agenda Changes

No changes from Administration.

No changes from the Board.

Agenda set.

Consent Agenda

1. Minutes of the May 19, 2026 , Regular Meeting

Motion by Commissioner Santangelo, seconded by Vice Chair Schmidt, to approve the Consent Agenda.

Voting Yes: Chair Fick, Vice Chair Schmidt, Commissioner Santangelo, Commissioner Ray, Commissioner Malley, Commissioner Kula

Voting No: None

Motion Passed Unanimously (6-0)

Chair Fick closed the Regular Meeting and opened the Public Hearing at 6:31 pm.

Public Hearing

This matter requires this body to conduct a quasi-judicial hearing, which means the body must find facts and base its decision upon the application of the adopted regulation standards/criteria and the competent, substantial, and material evidence received during this hearing.

2. Ordinances 26-11 and 26-12 Accessory Building Size and Permit Requirements - Alexandra Cramer

Ms. Cramer provided a Staff report.

Chair Fick opened the Public Hearing for public comment.

There was no public comment.

Chair Fick closed the Public Hearing and reopened the Regular Meeting at 6:48 pm.

New Business

3. Discussion and possible action on Ordinance 26-11 or 26-12, an Ordinance amending Section 16-1-40(f)(2) and Section 16-1-40(g)(12) of the Town of Elizabeth Municipal code concerning Accessory Buildings — Alexandra Cramer

Motion by Commissioner Santangelo, seconded by Commissioner Malley, to recommend denial of Ordinance 26-11 and approval of Ordinance 26-12, an Ordinance amending Section 16-1-40(f)(2) and Section 16-1-40(g)(12) of the Town of Elizabeth Municipal code concerning Accessory Buildings

Voting Yes: Chair Fick, Commissioner Santangelo, Commissioner Ray, Commissioner Malley, Commissioner Kula

Voting No: Vice Chair Schmidt

Motion Passed (5-1)

Staff Report

- Community Development Director Alexandra Cramer:
 - Notified the Commissioners of the four open Board of Trustees seats.
 - Gave a "shout out" to the Town of Elizabeth Police regarding the National Night Out celebration being held at Running Creek Park until 8 pm that evening.
 - Vice Chair Schmidt asked about the status of the Town's Comprehensive Plan review.
 - Discussed the public hearing to be held during the next Planning Commission meeting.

- Commissioner Santangelo asked about the Town Administrator interviews.

Commissioner Reports

There were no Commissioner reports.

Adjournment

Motion by Vice Chair Schmidt, seconded by Commissioner Santangelo, to adjourn the meeting at 6:52 pm.

Voting Yes: Chair Fick, Vice Chair Schmidt, Commissioner Santangelo, Commissioner Ray, Commissioner Malley, Commissioner Kula

Voting No: None

Motion Passed Unanimously (6-0)

Deputy Clerk Allison Ritter

Chair George Fick