



MEETING MINUTES
SEPTEMBER 18, 2025

SEABROOK PLANNING & ZONING
COMMISSION
MEETING

Chairman Gary Renola called the Seabrook Planning & Zoning Commission to order at 6:00 p.m. in the Council Chambers in Seabrook City Hall. Present were Gary Renola, Scott Reynolds, Rhonda Thompson, Jared Justus, Guy Rodgers, Byron Hanssen, and Sean Landis, Deputy City Manager/Planning & Zoning Director.

1. **PUBLIC COMMENTS AND ANNOUNCEMENTS**

There were no citizen comments.

2. **SPECIFIC PUBLIC HEARING**

2.1 **Conduct a Public Hearing on a request for a Conditional Use Permit to establish an "Open Air Market" at 1208 North Meyer Road as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, "Special Use Regulations," Section 4.11, "Conditional use permit criteria and procedures".**

The Public Hearing opened at 6 p.m.

There were no citizen comments.

The Public Hearing closed at 6:01 p.m.

3. **NEW BUSINESS**

3.1 **Consider and take all appropriate action on a request for a Conditional Use Permit to establish an "Open Air Market" at 1208 North Meyer Road as per the Seabrook City Code, Appendix A, Comprehensive Zoning, Article 4, "Special Use Regulations," Section 4.11, "Conditional use permit criteria and procedures".**

Sean Landis, Deputy City Manager/Planning & Zoning Director asked the Commission to vote on a conditional use permit allowing the "Open Air Market" at 1208 North Meyer Road to permanently hold recurring markets in Seabrook.

Russell Hatfield co-owner of Seabrook Cheese Company answered inquiries from the Commission regarding the "Open Air Market" at 1208 North Meyer Road.

Motion:	To Approve Conditional Use Permit for the "Open Air Market" at 1208 North M
Made By:	P&Z Member Rhonda Thompson
Seconded By:	P&Z Member Guy Rodgers
Vote:	Passed unanimously by all present.

4. **OLD BUSINESS**

4.1 **Consider and take all appropriate action for an amendment to Appendix A, "Comprehensive Zoning", Article III. "Establishment of Zoning Districts and Associated Regulations". By modifying Sections 3.02.13, 3.03.13, 3.04.11, 3.05.11, 3.06.13, 3.07.13, 3.09.12, 3.10.13, 3.11.10, 3.12.03 (H), and 3.13.13 all Titled "Supplementary Regulations", by creating regulations and a prohibition against the use of "Hazardous Materials" as a construction method of a fence; to include, but not limited to, the prohibition and restricted use of Barbed Wire, Concertina Wire,**

Razor Wire, Electrically Charged Wire, or any other materials designed or capable of causing unreasonable harm to persons or animals.

Chairman Gary Renola proposed obtaining a more detailed presentation from City staff regarding an amendment to Appendix A, "Comprehensive Zoning," Article III.

Sean Landis, Deputy City Manager/Planning & Zoning Director discussed an amendment to Appendix A, "Comprehensive Zoning," Article III, answered inquiries from the Commission, and will prepare a more detailed presentation to present to the Commission at the next meeting.

Motion:	Direct Staff to review and investigate an amendment to Appendix A, "Compreh
Made By:	P&Z Member Scott Reynolds
Seconded By:	P&Z Byron Hanssen
Vote:	Passed unanimously by all present.

5. ROUTINE BUSINESS

5.1 Approve minutes from the August 21, 2025, regular P&Z meeting.

Motion:	To Approve minutes from the August 21, 2025 regular P&Z meeting.
Made By:	P&Z Member Jared Justus
Seconded By:	P&Z Member Guy Rodgers
Vote:	Passed unanimously by all present

5.2 Report from the Director of Planning and Community Development on the status of a list of actions taken by Planning & Zoning and sent to City Council for its action or review.

Sean Landis, Deputy City Manager/Planning & Zoning Director gave an update on an outstanding item.

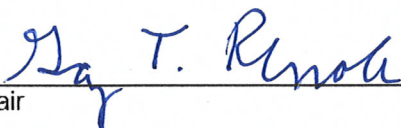
5.3 Establish future agenda items and meeting dates.

Sean Landis, Deputy City Manager stated that the next meeting is scheduled for October 16, 2025.

Motion:	To Adjourn
Made By:	P&Z Member Thompson
Seconded By:	P&Z Member Reynolds
Vote:	Passed unanimously by all present

The Commission adjourned at 6:31 p.m.

APPROVED:


Chair

DATE:

10/16/25

ATTEST:


Ranya Botros
Community & Economic Development Coordinator