



SEABROOK CITY COUNCIL  
SPECIAL JOINT CITY COUNCIL, SEABROOK  
ECONOMIC DEVELOPMENT CORPORATION,  
AND PLANNING & ZONING COMMISSION  
MEETING

Mayor Jim Sweeney called the Seabrook Joint Council Meeting to order at 6:00 p.m. in the Council Chambers in Seabrook City Hall. Chair Paul Dunphey called the Joint Economic Development Corporation Meeting to order at 6:00 p.m. Chair Gary Renola called the Joint Planning & Zoning Commission Meeting to order at 6:00 p.m. Present were City Councilmembers Jim Sweeney, Summer Sanford, Melanie Deemer, Guy Rodgers, Byron Hanssen. Present were Economic Development Corporation members Paul Dunphey, Ann Wacker, Michelle Sholar-Brown, Tracy Powell, and Terry Chapman. Present were Planning & Zoning Commission members Gary Renola, Ed Klein, Scott Reynolds, Russ Rhodes, Jared Justus, and Scott Mixon. Also in attendance were: City Manager Gayle Cook, City Secretary Rachel Lewis, and Deputy City Manager Sean Landis. Pledges were conducted.

**1. PUBLIC COMMENTS AND ANNOUNCEMENTS**

There were no citizen comments.

**2. NEW BUSINESS**

**2.1 Conduct a Joint Workshop of the City Council, Planning and Zoning Commission, and Economic Development Corporation to introduce the Comprehensive Zoning Ordinance Update project; introduce the City's consultant, Freese and Nichols, Inc.; receive a presentation outlining the project scope, public engagement process, project schedule, and anticipated deliverables; and provide feedback and direction regarding the update of the City's Comprehensive Zoning Ordinance.**

Deputy City Manager Sean Landis explained that the purpose of the joint meeting was to gather input regarding the City's existing zoning ordinance as part of the year-long process to update the zoning ordinance and zoning map. He stated the City had been awarded a \$250,000 grant to support the project.

Alexis Garcia of Freese and Nichols, Inc. presented an overview of the project. She explained that the firm had been retained to assist with updating the City's zoning ordinance to streamline the development review process, incorporate changes in state law, and implement the vision established in the 2040 Comprehensive Master Plan. She reviewed the project process, timeline, and the roles and responsibilities of the City Council, Planning and Zoning Commission, Economic Development Corporation, and staff throughout the update.

Ruth Lohmer of Freese and Nichols, Inc. presented information regarding zoning regulations, statutory authority, and the relationship between the zoning ordinance and the Comprehensive Master Plan.

The City Council, Economic Development Corporation, and Planning and Zoning Commission discussed development-related concerns and provided input regarding recurring requests and complaints, common development issues, sign standards,

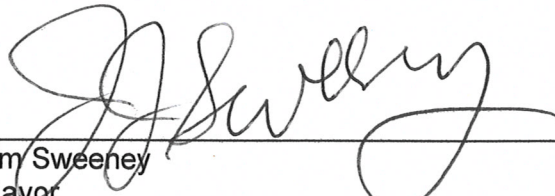
minimum lot sizes, the Planned Unit Development (PUD) process, and examples of zoning practices used by other municipalities.

There being no further business, Mayor Sweeney adjourned the City Council meeting at 7:40 p.m.

There being no further business, Planning and Zoning Commission Chair Renola adjourned the Planning and Zoning Commission meeting at 7:40 p.m.

There being no further business, Economic Development Corporation Chair Dunphey adjourned the Economic Development Corporation meeting at 7:40 p.m.

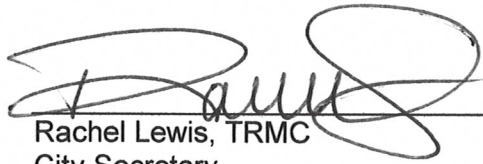
APPROVED:

  
\_\_\_\_\_  
Jim Sweeney  
Mayor

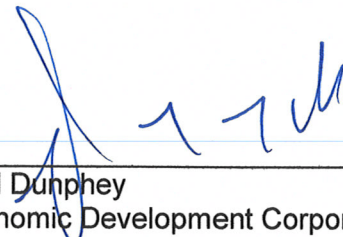
DATE:

7/21/2026

ATTEST:

  
\_\_\_\_\_  
Rachel Lewis, TRMC  
City Secretary

APPROVED:

  
\_\_\_\_\_  
Paul Dunphey  
Economic Development Corporation Chair

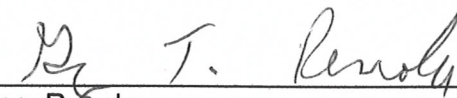
DATE:

7/23/26

ATTEST:

  
\_\_\_\_\_  
Ranya Botros  
Community & Economic Development Coordinator

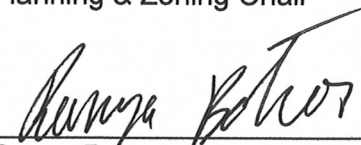
APPROVED:

  
\_\_\_\_\_  
Gary Renola  
Planning & Zoning Chair

DATE:

8/20/26

ATTEST:

  
\_\_\_\_\_  
Ranya Botros  
Community & Economic Development Coordinator