

Meeting of the Meridian Planning and Zoning Commission of May 21, 2026, was called to order at 6:15 p.m. by Vice-Chairman Jared Smith.

Members Present: Commissioner Maria Lorcher, Commissioner Jared Smith, Dom Gelsomino, Commissioner Jessica Perreault.

Members Absent: Commissioner Matthew Sandoval and Commissioner Matt Stoll.

ROLL-CALL ATTENDANCE

_____ (Vacant)	_____X_____ Jessica Perrault
_____ Matthew Sandoval	_____X_____ Matthew Stoll
_____ Matt Stoll	_____X_____ Jared Smith
_____X_____ Maria Lorcher - Chairman	

Smith: All right. Good evening. Welcome to Planning and Zoning Commission meeting for May 21st. I would like to call the meeting to order. The Commissioners who are present for this evening are in City Hall and on the phone. I think we will just kind of get to it. We will start with roll call. Madam Clerk.

ADOPTION OF AGENDA

Smith: All right. There is one change to tonight's agenda. Both items are open for only continuance. So, can I get a motion to adopt tonight's agenda as presented?

Gelsomino: So moved. It's been moved.

Perreault: Second.

Smith: It's been moved and seconded. All those in favor say aye. Any -- any opposed?

MOTION CARRIED: FOUR AYES. TWO ABSENT.

CONSENT AGENDA [Action Item]

- 1. Approve Minutes of the May 7, 2026 Planning and Zoning Commission Meeting**

Smith: All right. Then we will move on to the Consent Agenda. Can I get a motion to adopt the Consent Agenda?

Gelsomino: Mr. Chair, I would like to make a motion to approve the minutes of the May 7th, 2026, Planning and Zoning Commission meeting as part of the Consent Agenda.

Smith: So moved.

Perreault: Second.

Smith: It's been moved and seconded. Can I get -- all those in favor say aye. Any opposed? Motion passes.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

ACTION ITEMS

- 2. Public Hearing for Storyrock (H-2025-0025) by Bailey Engineering, generally located on the south side of W. Amity Rd., midway between S. Meridian Rd. /State Highway 69 and S. Linder Rd.**
 - A. Request: Modified Development Agreement for South Meridian – Kent and Donna Mills Development (#2016-007090) to include an additional 26 +/- acres of land and a conceptual development plan for the overall development
 - B. Request: Annexation of 27.11 acres of land with the R-15 (22.74 acres) and L-O (4.37 acres) zoning districts.
 - C. Request: Rezone of 10.60 acres of land from the R-4 to the R-8 zoning district.
 - D. Request: Preliminary Plat consisting of 321 residential building lots, 2 commercial building lots and 44 common lots on 75.13 acres of land in the R-4, R-8, R-15 and L-O zoning districts.

Smith: All right. Item No. 2, we will move on to opening the public hearing for Storyrock, H-2025-0025. Request a continuance to June 18th.

Perreault: Mr. Chair?

Smith: Commissioner Perreault.

Perreault: I move that we continue Storyrock, H-2025-0025 to the date of June 18th, 2026?

Gelsomino: Seconded.

Smith: It's been moved and seconded. All those in favor say aye. Any opposed? Motion carries.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

3. Public Hearing for Butte Fence (H-2025-0060) by Engineering Solutions, LLP, located at 5233 W. Franklin Rd.

- A. Request: Annexation of 9.14 acres of land with the I-L zoning district for the purpose of complying with the terms outlined in the consent to annex agreement for the existing fencing business in operation at the subject property.

Smith: Now we will move on to the public hearing for Butte Fence, Item H-2025-0060, which requests a continuance to July 16th, 2026. Get a motion?

Perreault: Mr. Chair?

Smith: Commissioner Perreault.

Perreault: I move that we continue the public hearing for Butte Fence, H-2025-0060 to the date of July 16th, 2026.

Gelsomino: Seconded.

Smith: It's been moved and seconded. All those in favor say aye. Any opposed? Motion carries.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

Smith: Can I get one more motion?

Gelsomino: Mr. Chair, I move to adjourn tonight's meeting.

Smith: Can I get a second?

Perreault: Second.

Smith: It's been moved and seconded. All those in favor say aye. Any opposed? Motion carries.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

MEETING ADJOURNED AT 6:19 P.M.

(AUDIO RECORDING ON FILE OF THESE PROCEEDINGS.)

APPROVED

JARED SMITH - VICE-CHAIRMAN

ATTEST:

CHRIS JOHNSON - CITY CLERK

DATE APPROVED