

Town of Peletier

Planning Board

Monday, April 13, 2026

Ronald Morgan called the meeting to order at 6:00 pm. Members present were Colleen Thomas, Ricky Jones, Haley Reitzen and Cameron Watson.

A motion was made by Cameron Watson and seconded by Ricky Jones to amend the agenda and passed unanimously (5-0). It was agreed that the Land Use Plan adoption should be moved to Item 1 and the Toy Barn be moved to Item 2.

A motion was made by Haley Reitzen to approve the minutes from the March 9 meeting. The motion was seconded by Ricky Jones.

Also in attendance were Mayor Dale Sowers and Commissioner David Bragg.

New Business:

1. Land Use Plan – Final Draft

After discussion, a motion was made by Ricky Jones to send the final draft of the Land Use Plan to the Board of Commissioners. The motion was seconded by Cameron Watson and passed unanimously (5-0).

2. Toy Barn LLC – Storage Facility

Chris Porter of Toy Barn LLC would like to build luxury condo garages at 102 Pettiford Road. Ronald Morgan spoke of his concerns with having each condo deeded separately. Chris Parker submitted a larger site plan copy to the Planning Board. Ricky Jones inquired about the possibility of people hanging out at these storage condos versus the spaces just being used as storage facilities. Ronald Morgan asked if each condo would be metered separately by the electric company. Mr. Parker said in the beginning there will only be one meter for the entire facility. Ronald Morgan posed questions to the Planner, Carlton Gideon, about the need to change the zoning if each storage space had a separate deed. Mr. Gideon provided his updated comments to the Board. He recommended one of 2 things:

1. Send the application to the Board of Commissioners with the recommendation to deny the application because the proposed, advertised use does not fall within the zoning of a storage facility or
2. Send to the Board of Commissioners with the recommendation to approve the permit if the applicant changes the designation from Storage to Office.

Ricky Jones made a motion to send the request to the Board of Commissioners with recommendation to change the designation to office. Cameron Watson seconded the motion. It passed 4-1 with Ronald Morgan voting for denial.

3. Ordinance for the Use of Town Hall

Town Attorney stated that this is a discussion for the Board of Commissioners. Ricky Jones had questions about insurance and liability.

Public Comment: None

Old Business: None currently

Other Business: None currently

Planning Board Comments: None currently

Planning Comments and Training: No comments from the planner. There was motion made by Haley Reitzen and seconded by Cameron Watson to move the planner training until the next monthly meeting. It passed unanimously (5-0).