

City of Greenleaf

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PLANNING & ZONING COMMISSION MEETING AGENDA Special Session 5:30p 21 January 2026 at Greenleaf City Hall*

This meeting is available via computer, tablet or smartphone at:

<https://meet.goto.com/337659293>

or by phone: Access Code: 337-659-293, United States: +1 (646) 749-3122

1 Meeting called to order

2 Pledge of Allegiance

3 Roll Call

☐ Seat 1: Alisha Dittman

☐ Seat 4: Dave Cardenuto

☐ Seat 2: Steve Pemberton

☐ Seat 5: Jim Haley

☐ Seat 3: Sharmaine Hamilton

Also Present:

☐ Impact Area Representative

☐ City Engineer

☐ City Attorney

☐ Public Services Director

☐ City Clerk

☐ Deputy Clerk

4 Consideration of adjustments to meeting agenda [Action Item]

5 OLD BUSINESS:

5.1 Any other Old Business

6 NEW BUSINESS:

6.1 Consideration of adjusting the Regular Session P&Z schedule [ACTION ITEM]

6.2 Consideration of P&Z Chair and Vice-Chair [ACTION ITEM]

6.3 Workshop session for discussion and consideration of a draft update to the city's comprehensive plan, including from beginning of document through Chapter 6 [ACTION ITEM]

6.4 Any other New Business

7 ADJOURNMENT

7.1 Recess to allow the clerk to finish draft minutes for this meeting, if needed

7.2 Consideration of minutes for this meeting [ACTION ITEM]

7.3 Adjournment [ACTION ITEM]

1 Meeting called to order

Chair Dave Cardenuto called the meeting to order at approximately 5:35p.

2 Pledge of Allegiance

Dave Cardenuto led those assembled in the Pledge of Allegiance.

3 Roll Call

☒ Seat 1: Alisha Dittman
☒ Seat 2: Steve Pemberton
☒ Seat 3: Sharmaine Hamilton

☒ Seat 4: Dave Cardenuto
☒ Seat 5: Jim Haley

Also Present:

☐ Impact Area Representative
☐ City Attorney
☒ City Clerk

☐ City Engineer
☐ Public Services Director
☐ Deputy Clerk

4 Consideration of adjustments to meeting agenda [Action Item]

No changes were made.

5 OLD BUSINESS:

5.1 Any other Old Business

6 NEW BUSINESS:

6.1 Consideration of adjusting the Regular Session P&Z schedule [ACTION ITEM]

Discussion followed. By consensus, regular meetings were set at 6p on the 2nd Wednesday of the month.

6.2 Consideration of P&Z Chair and Vice-Chair [ACTION ITEM]

Discussion followed. Jim Haley moved for Dave Cardenuto to continue as chair. Sharmaine Hamilton seconded. The motion was approved by voice vote.

Dave Cardenuto moved for Jim Haley to continue as vice chair. Sharmaine Hamilton seconded. The motion was approved by voice vote.

6.3 Workshop session for discussion and consideration of a draft update to the city's comprehensive plan, including from beginning of document through Chapter 6 [ACTION ITEM]

The P&Z reviewed the draft and made changes, with particular attention to Chapter 3, Chapter 5, Chapter 6, and Rural Character of the Community.

Desire was expressed for measured growth, avoiding cookie-cutter subdivisions and unnecessary HOAs.

Direction was confirmed for single family scaled residential, and missing middle up to triplex infill in residential zones, with multi-family 4-plex and larger

recognized as a business appropriate for commercial zoning rather than residential.

6.4 Any other New Business

There was none.

7 ADJOURNMENT

7.1 Recess to allow the clerk to finish draft minutes for this meeting, if needed

No recess was taken.

7.2 Consideration of minutes for this meeting [ACTION ITEM]

Dave Cardenuto moved to approve the minutes. Steve Pemberton seconded. The motion received unanimous approval.

7.3 Adjournment [ACTION ITEM]

Dave Cardenuto moved to adjourn. Alisha Dittman seconded. The motion received unanimous approval and the meeting adjourned at approximately 6:50p.

Respectfully submitted,

Lee C. Belt
City Clerk
City of Greenleaf

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Materials are available in Spanish upon request.
Los materiales están disponibles en español a pedido.