



MINUTES
MEETING OF THE PLANNING AND ZONING COMMISSION
Town of Red Cliff Council Chambers, 400 Pine Street
Tuesday, November 18, 2025

CALL TO ORDER 6:35PM

ROLL CALL

Chairperson Trish Marcine
Kevin Ives
Administrator Melissa Matthews

Bob Will
Art Fox

Aaron Burgamy
Deputy Clerk Chris Brown

APPROVAL OF AGENDA

Motion by Trish Marcine to approve the agenda, seconded by Art Fox, unanimously approved

DISCUSSION & ACTION ITEMS

Special Review Use Permit: 147 Water St. Greg Dennis

The applicants have owned the subject property (the Old Post Office property) along with the adjacent property at 157 Water Street since approximately 2021. The applicants completed a residential build on the adjacent property 157 Water Street; within the past two years. Staff's understanding is that the applicants had hoped to save and renovate the Old Post Office building but have since decided to apply for approval to demolish the structure and redevelop the property for a single-family residential use.

The applicants have submitted a formal application form for the Special Use Review (SRU) permit along with what staff consider conceptual level drawings for a new building.

Greg presented the project as a single family home to fit in with the surrounding architecture.

Public Comment open:

Public comment was broad, the project was supported with some hesitation due to lack of any commercial being included, but everyone wants to see an improvement on the vacant land. The challenge of operating a business in Red Cliff was discussed along with the need for new residencies.

Public Comment closed.

Commission discussion: Discussion by the Commission included current zoning uses in the area and the challenges of operating a business in town. The Commission acknowledged the project as a single family home does not align with the Master Comprehensive Plan and sees the need to preserve for future commercial prospects.

Motion by Kevin Ives to recommend approval for the Special Review Use, seconded by Bob Will. The motion carried 3 Aye's and 2 Nay's.

ADJOURNMENT TO THE REGULAR MEETING OF THE BOARD OF TRUSTEES

Motion by Art Fox to adjourn to the regular meeting of the Board of Trustees, seconded by Bob Will unanimously approved at 7:52 PM.