

**MINUTES
TOWN COUNCIL
PLANNING COMMISSION
TOWN OF SHENANDOAH
JOINT PUBLIC HEARING
REZONING REQUEST**

SEPTEMBER 09, 2025

The Shenandoah Town Council and the Shenandoah Planning Commission held a joint public hearing on Tuesday, September 09, 2025, beginning at 7:00 p.m., with Mayor Clinton O. Lucas, Jr., presiding.

ATTENDANCE: Council Members present were: Mayor Clinton O. Lucas, Jr.; Council Members Denise Cave; Lynn Fox; Brenda Haggett; and Christopher Reisinger.

Council Members absent were: Vice Mayor William Kite and Council Member I. Michael Lowe

Planning Commission Members present: Vice Chairman Authur "Todd" Stroupe; Commissioners Jonathan Comer, Karen Comer, Stephanie Richards, Timothy Seal and MacKenzie Watson.

Planning Commission Members absent: Chairman I. Michael Lowe.

Other Town Officials present were: Jeff Courtney, K-9 Officer; and Angie Schrimsher, Town Clerk.

Citizens present were: William Foltz, Terri May, Zach Schupner, Diane Shifflett, Brittaney Sutherland, Zach Schupner, and Lee Zion.

Media Representatives: None

CALL TO ORDER: Mayor Lucas opened the public hearing at 7:00 p.m. He stated a quorum of the Planning Commission and Town Council is present. He stated the purpose of this joint public hearing is for a rezoning request from Andrew Meulenburg, from Industrial/Commercial to Residential (R2) on property located at 506 Williams Avenue. This property is identified by tax map numbers 102A1-A-54 and 102A1-A-54C. He noted if approved, this rezoning would allow for any items allowed as a matter of right and in compliance with Town Code Section 50-67.

Mayor Lucas inquired if there was anyone present to speak *for* the rezoning request?

Zach Schupner stated he would like to have the 506 Williams Avenue property changed from Industrial/Commercial to Residential (R2). He noted he is planning to purchase and renovate the house and make it his home.

Mayor Lucas inquired if there was anyone present to speak *against* the rezoning request?

There was no one to speak against the rezoning request.

There being no further questions, a ***motion*** was made by Council Member Fox, ***seconded*** by Council Member Reisinger to close the Joint Public Hearing at 7:06 p.m.

Members Vote was as follows:

YEA:	Council Member Cave	NAY: None
	Council Member Fox	
	Council Member Haggett	
	Council Member Reisinger	

ABSTAIN: Mayor Clinton O. Lucas, Jr

ABSENT: Vice Mayor Kite and Council Member Lowe

VOTE: Unanimous in favor of motion

Mayor Lucas asked if the Planning Commission wanted to discuss the request and make a recommendation to Council, or if they needed more time for review?

There being no questions, a ***motion*** was made by Planning Commissioner J. Comer, ***seconded*** by Commissioner K. Comer to recommend approval of the rezoning request from Industrial/Commercial to Residential (R2), for Andrew Meulenburg on property located at 506 Williams Avenue, identified by tax map numbers 102A1-A-54 and 102A1-A-54C, as presented.

Planning Commission Members Vote was as follows:

YEA:	Vice Chairman Arthur "Todd" Stroupe	NAY: None
	Commissioner J. Comer	
	Commissioner K. Comer	
	Commissioner S. Richards	
	Commissioner T. Seal	
	Commissioner M. Watson	

ABSTAIN: None

ABSENT: Chairman I. Michael Lowe

VOTE: Unanimous in favor of motion

Mayor Lucas asked if the Council had any questions.

Council Member Cave inquired about why the property was changed to industrial/commercial zoning?

Zach Schupner mentioned the previous owner had a furniture business and the owner passed away. Zach Schupner said the building will be used for residential use only, it will never be used for industrial/commercial purposes.

There being no other questions, a ***motion*** was made by Council Member Fox, ***seconded*** by Council Member Reisinger to concur with the Planning Commission's recommendation and approve the rezoning request from Industrial/Commercial to Residential (R2) for Andrew Meulenburg on property located at 506 Williams Avenue, identified by tax map numbers 102A1-A-54 and 102A1-A-54C, as presented.

Council Members Vote was as follows:

YEA: Council Member Cave
Council Member Fox
Council Member Haggett
Council Member Reisinger

NAY: None

ABSTAIN: Mayor Clinton O. Lucas, Jr.

ABSENT: Vice Mayor Kite and Council Member Lowe

VOTE: Unanimous in favor of motion

ADJOURN

There being no further discussion, a ***motion*** was made by Council Member Fox, ***seconded*** by Council Member Reisinger, to adjourn the joint public hearing at 7:06 p.m.

Members Vote was as follows:

YEA: Council Member Cave
Council Member Fox
Council Member Haggett
Council Member Reisinger

NAY: None

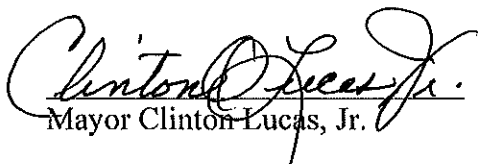
ABSTAIN: Mayor Clinton O. Lucas

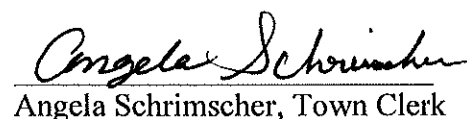
ABSENT: Vice Mayor Kite and Council Member Lowe

VOTE: Unanimous in favor of motion

APPROVED:

ATTESTED:


Mayor Clinton Lucas, Jr.


Angela Schrimsher, Town Clerk