

Town of Campobello

Planning & Zoning Committee Meeting

November 11, 2025 @ 2:30 p.m.

Location: Fire Department Training Room – 50 Broad Street

Dawn Ford, Katherine Williamson, Eric Larson, Peggy Ford

Agenda

1. Call to Order

- a. Called to order Dawn Ford at 2:30

2. Approval of minutes from September 9, 2025 and October 14, 2025 meeting

- a. Eric motioned to approve Sept 9th, Peggy seconded. All in favor (Lance abstained)
- b. Peggy motioned to approve Oct 14th. Dawn seconded. All in favor (Eric and Katherine abstained).

3. Old Business

- a. Update from Dan Mock regarding 105 N. Main Street.
 - i. Dan Mock present
 - 1. Timeline about closing building/framing/etc.
 - 2. Discussion about putting a baseball training center on second floor until sewer is installed.
 - 3. Discussion about parking.
 - a. Discussion about amending the zoning to C-3 district to add public park and recreational facilities as permitted use.
 - b. Discussion about having a parking variance.
- b. 3D presentation of plans for Old Mill Village
 - i. Victor and Dimitry present.
 - 1. Discussion about location.
 - 2. Dimitry explains proposals and plans. Discussion about plans, structures, etc.
 - 3. Discussions about parking, easements, privacy.
 - 4. Discussions about sewer/septic
 - 5. Jeff explained the next steps.

4. New Business –

a. Discuss the open position, qualifications and interview process.

- i. Lance will be rolling off to join Town Council (spot will be for 2 years). Dawn's position will be rolling off in January. Dawn is interested in staying on the committee.
 - 1. There will be one position for city limits, and one position for Campobello Area.
- ii. We will need to post/share online. Dawn will ask Kim to post on Facebook.

5. 5. Adjournment

- a. Eric motioned to adjourn. Peggy seconded. All in Favor.