

Town of River Bend Planning Board

Minutes for Regular Meeting – 6 November 2025 – River Bend Municipal Building

Board Members present: Chairman Egon Lippert, Vice Chair Bob Kohn, Bernard Bush, Linda Cummings, Kathleen Fleming

Board Members absent: Keith Boulware

Others present: Councilman Buddy Sheffield, Councilwoman Kathy Noonan, Town Manager Delane Jackson, Assistant Zoning Administrator Allison McCollum, Richard Taylor, 3 members of the public

1. Call to Order

The regularly scheduled Planning Board meeting was called to Order at 6:00 PM on Thursday, 6 November 2025, in the River Bend Municipal Building meeting room with a quorum present.

2. Approval of 2 October 2025 Regular Meeting Minutes

The Board reviewed the Minutes of the 2 October 2025 Regular Meeting. **Motion** was made by Chairman Egon Lippert to accept the Minutes as presented. Motion was **seconded** by Vice Chair Bob Kohn. **Motion carried unanimously.**

3. Reports

a. Zoning Report

AZA Allison McCollum presented the Board with a typed report summarizing the number of permits issued, the type of permit issued, and the total of all permit fees for the month of October 2025. The members of the Board reviewed the report and asked questions as needed.

b. Council Report

Councilman Buddy Sheffield summarized recent actions by the Town Council. The Board asked questions as needed.

4. Public Comment

None.

5. Old Business

- a. Assistant Zoning Administrator Allison McCollum presented the Board with a draft ordinance changing some language in §15.01.051, §15.02.020, and §15.02.062 -- based on the Board's direction to consider allowing fencing on corner lots in the area that is currently considered the front yard. AZA Allison McCollum reviewed the potential ordinance changes and presented a visual slideshow to demonstrate the impact of these changes.

After a brief discussion, Chairman Egon Lippert **motioned** to not recommend these changes. Motion was **seconded** by Vice Chair Bob Kohn. **Motion carried unanimously.**

- b. AZA Allison McCollum presented the Board with a draft ordinance, amending some language in §15.02.047 for clarification purposes.

After a brief discussion, Vice Chair Bob Kohn **motioned** to recommend these ordinance changes to the Town Council. Motion was **seconded** by Board Member Kathleen Fleming. **Motion carried unanimously.** In turn, Chairman Egon Lippert **motioned** to approve the consistency statement for these recommended changes. Motion was **seconded** by Vice Chair Bob Kohn. **Motion carried unanimously.**

6. New Business

Due to a recent resignation, the Planning Board reviewed applications on file to fill a vacant seat on the Board. Mr. Richard Taylor has been a frequent attendee of Planning Board meetings and was present at the meeting. Mr. Edwin Vargas was not present at the meeting, and has not attended any meetings, to anyone's recollection. After a brief discussion, Vice Chair Bob Kohn **motioned** to recommend to Town Council that Richard Taylor be appointed to fill the vacant seat on the Planning Board. Board Member Bernie Bush **seconded** the motion. **Motion carried unanimously.**

7. Other

The next regular meeting is scheduled for Thursday, December 4th, 2025 at 6pm.

8. Adjournment

Motion was made by Vice Chair Bob Kohn to adjourn the meeting. Motion was **seconded** by Board Member Linda Cummings. **Motion carried unanimously** and the meeting adjourned at 6:22 PM.

Allison McCollum, Secretary