



**APPROVED MINUTES
PLANNING COMMISSION
MONDAY, JUNE 16, 2025
CAYCE CITY HALL – 1800 12TH STREET
6:00 PM**

I. CALL TO ORDER

The meeting was called to order Chair Richard Boiteau. Planning Commissioners Robert Power, Danny Creamer, Patty Foy, and Michael Wuest were present. Planning Commissioners Michael Mahoney and Nancy Stone-Collum were absent. Monique Ocean, Michael Conley, and Luke Godbold were present as staff.

II. STATEMENT OF NOTIFICATION

Ms. Ocean confirmed that the public and the media had been made aware of the meeting and public hearing.

III. APPROVAL OF MINUTES

- A. Robert Power made a motion to approve the February 24, 2025, minutes with a correction to the Planning Commissioners members present. Michael Wuest seconded the motion. All were in favor.
- B. Danny Creamer made a motion to approve the minutes of the April 21, 2025, meeting. Michael Wuest seconded the motion. All were favor.

IV. PUBLIC HEARING

Map Amendment 001-25

A request by the owner, Raymundo Daniel Ortiz ETALS, to annex the property located at 2140 Frink Street (Tax Map Number 005758-01-023) into the City of Cayce and assign a C-2 Neighborhood Commercial zoning designation.

A. Staff's Opening Statement

Monique Ocean began by telling the Commission about the annexation request for the property at 2140 Frink Street. Ms. Ocean stated that the property is a "donut hole" and the city is dedicated to eliminated all donut holes. Ms. Ocean stated that staff believes the C-2 zoning designation is most appropriate for this annexation due to the property's location and its proximity to both commercial and residential uses.

B. Comments from the Applicant

The applicant, Ms. Stephanie Daniel, appeared before the Planning Commission to discuss the annexation request. She explained that they were seeking access to city water and sewer services, which made annexation necessary under city policy, and that she wished to proceed with annexation regardless. When asked about the C-2 zoning designation, Ms. Daniel said she was unsure why it had been selected. Ms. Ocean clarified that staff

recommended the C-2 zoning because it met the appropriate criteria for the area.

C. Comments from the Public

There was no one from the public to speak for or against the annexation request and C-2 zoning designation.

D. Adjourn Public Hearing

With no further comments, the public hearing was closed. Ms. Ocean reiterated that staff considered the C-2 zoning designation to be the most suitable for the area based on established criteria. She also explained that the property owner intended to construct a private storage building for personal use and had plans to build a storefront at a later date.

E. Motion

Michael Wuest made a motion to recommend approval of the annexation request and the C-2 zoning designation for the property at 2140 Frink Street. The motion was seconded by Mr. Power and passed with a vote of 4-0. Mr. Creamer abstained, stating that he needed more information before he could make a decision on the request.

V. NEW BUSINESS

A. Staff and Planning Commission Remarks

Director of Development Services Luke Godbold was introduced to the Planning Commission. Michael Conley provided a brief update on the Avenues Drainage Project. During the meeting, citizen Ed Fuson addressed the Commission to express his appreciation for their work and presented them with a gift — a copy of his self-published book of poetry.

VI. ADJOURNMENT

Danny Creamer made a motion to adjourn. Patty Foy seconded the motion. All were in favor.