

Town of Walden
Walden Planning Commission
Special Called Meeting
May 20, 2026
5:30 PM

I. CALL TO ORDER

The special called meeting of the Walden Planning Commission (WPC) was called to order by Chairman Tom Bartoo at 5:30 PM. The sign-in sheet showing interested citizens in attendance is attached as an exhibit to these minutes (Appendix A).

II. ROLL CALL

Town Administrator Mariah Prescott called the roll, noting the presence of Tom Bartoo, Joe Robbins, Jr., Werner Slabber, and Dawson Wheeler. Town Attorney Sam Elliott and Ashley Gates, Walden's consultant from Southeast Tennessee Development District (SETD) were also present. Commissioners Angela Cassidy, Tim Hilvers and Bill Trohanis were absent. Chairman Tom Bartoo confirmed a quorum with the four commissioners in attendance.

III. ADOPTION OF AGENDA

CHAIRMAN TOM BARTOO MOVED TO ADOPT THE AGENDA, SECONDED BY COMMISSIONER WERNER SLABBER AND UNANIMOUSLY APPROVED BY A QUORUM OF THE WALDEN PLANNING COMMISSION.

IV. CONSIDERATION OF THE MINUTES – APRIL 23, 2026

COMMISSIONER WERNER SLABBER MOVED TO APPROVE THE MINUTES OF APRIL 23, 2026, SECONDED BY COMMISSIONER DAWSON WHEELER AND UNANIMOUSLY APPROVED BY A QUORUM OF THE WALDEN PLANNING COMMISSION.

V. TOWN ADMINISTRATOR REPORT

Town Administrator Mariah Prescott gave the report, noting that the Board of Mayor and Aldermen (BMA) approved the purchase of the Totten Property at their May meeting by a vote of 2-1.

VI. COMMUNICATIONS FROM CHAIR AND COMMISSIONERS

Chairman Tom Bartoo recognized Commissioner (Comm) Werner Slabber for his service to the WPC. Comm Slabber is moving off the mountain so this will be his last meeting.

VII. HEARING OF PERSONS HAVING BUSINESS WITH THE COMMISSION

There are no citizens having business with the WPC.

VIII. UNFINISHED BUSINESS

a. Zoning Ordinance Updates

SETD Consultant Ashley Gates summarized the updates to the Zoning Ordinance. This summary is attached as an exhibit to these minutes (Appendix B). There is no action taken on this agenda item.

b. Outdoor Lighting Ordinance

SETD Consultant Ashley Gates summarized the updates to the Outdoor Lighting Ordinance. This summary is attached as an exhibit to these minutes (Appendix C).

Mr. Dan Reynolds stated his opinion that the ordinance should be voted on today and not deferred to the August meeting. Chairman Tom Bartoo confirmed that if the ordinance is passed today, changes could always be made at a future meeting. Comm Joe Robbins, Jr. summarized an overview of outdoor lighting requirements for signs for this initiative. This overview is attached as an exhibit to these minutes (Appendix D).

Town Administrator Mariah Prescott read aloud four recommendations that were received today from the town's Dark Sky consultant. These recommendations are attached as an exhibit to these minutes (Appendix E).

CHAIRMAN TOM BARTOO MADE A MOTION TO SEND A RECOMMENDATION FOR APPROVAL OF THE OUTDOOR LIGHTING ORDINANCE TO THE BOARD OF MAYOR AND ALDERMEN WITH THE FOLLOWING AMENDMENTS: UNDER "D" USE THE ALTERNATIVE OPTION; PROVIDE FOR A 20% THRESHOLD FOR RENOVATIONS AS SUGGESTED BY THE CONSULTANT; REQUIRE 24-HOUR BUSINESSES TO REDUCE LIGHTING BY 50% ONE HOUR AFTER DUSK. THIS MOTION WAS SECONDED BY COMMISSIONER WERNER SLABBER AND UNANIMOUSLY APPROVED BY A QUORUM OF THE WALDEN PLANNING COMMISSION.

IX. NEW BUSINESS

There is no new business.

X. ADJOURNMENT

COMMISSIONER WERNER SLABBER MOVED TO ADJOURN THE MEETING, SECONDED BY CHAIRMAN TOM BARTOO.

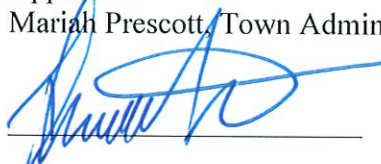
Chairman Tom Bartoo adjourned the meeting at 6:55 PM.



Respectfully submitted:
Stacy Stewart



Approved:
Mariah Prescott, Town Administrator



Approved:
Tom Bartoo, Chairman