

**MAULDIN PLANNING COMMISSION  
MINUTES  
April 23, 2019 6:00 P.M.**

**MEMBERS PRESENT:** Jonathan Paulsen (Chair), Elizabeth Wiygul, Raj Reddy, Rachel Davis, Kaitlyn Woolard

**MEMBERS ABSENT:** Michael Forman, Dean Oang

**CITY STAFF PRESENT:** David Dyrhaug

**CALL TO ORDER/OPENING REMARKS**

Mr. Paulsen called the meeting to order at 6:00 P.M. Mr. Dyrhaug held roll call.

**FEBRUARY MEETING MINUTES**

Mr. Reddy moved to accept the March 26, 2019, Planning Commission minutes.

Ms. Wiygul seconded the motion.

The motion to accept the March 26, 2019, Planning Commission minutes passed by unanimous vote, 5-0.

**DISCUSSION**

Comprehensive Planning Process

Mr. Dyrhaug led off the discussion by introducing what a comprehensive plan is and what the role of the Planning Commission is related to the comprehensive plan. He finished his introductory remarks by inviting the members of the Planning Commission to share their comments and suggestions for the process of preparing a comprehensive plan for the City of Mauldin.

Ms. Wiygul stated that she and Mr. Paulsen have been involved with the comprehensive planning process in Mauldin before. However, she expressed concern that the process they followed before did not necessarily produce the results that they had hoped for.

Ms. Woolard indicated that she has been involved in planning projects before although not a comprehensive plan. She agrees about the importance of community engagement and the prospect of using community leaders such as church leaders and HOA leaders to generate community engagement and feedback. She likes the idea of public workshops that are specific to a certain topic or issue.

Ms. Davis inquired about using social media to generate community input. Other members of the Planning Commission commented that this is a good idea.

Mr. Reddy asked about the timeframe for which we would be planning. Mr. Dyrhaug replied that a comprehensive plan uses 20- to 30-year projections and focuses on strategies and actions that will be implemented over the next 10 years.

Mr. Reddy suggested that we might evaluate Mauldin's past plans and also review plans for surrounding communities.

Mr. Paulsen commented that his observation is that the Planning Commission appears to be excited to be engaged in this process.

Ms. Davis asked about the timeline for various components of this process such as gathering data, etc. Mr. Dyrhaug indicated that he has begun compiling data including population and housing data for Mauldin.

Ms. Wiygul commented that she would be interested in seeing data about who makes up Mauldin.

Mr. Dyrhaug stated the process for preparing a comprehensive plan can take anywhere from 6 to 18 months. Mr. Dyrhaug suggested that this summer be used to receive community input. At the end of the summer, we can organize this input to form objectives, strategies, and/or policies.

Ms. Woolard asked if this planning effort will be to revise the City's current comprehensive plan or to start anew. She also asked if we will have access to outside consultants.

Mr. Dyrhaug replied that the City has not budgeted for consultants. He also indicated that this planning effort will be to prepare a new comprehensive plan in accordance with South Carolina law which requires a new plan every ten years. He also commented that they could still consider the approach of building off of the City's current and past plans.

Ms. Woolard recommended that they consider holding a workshop with City Council and the Planning Commission along with interested staff to kick off this process and receive input from City Council.

Ms. Wiygul also suggested that they consider getting input from people outside of Mauldin who may have a different perspective of the City. Ms. Woolard commented that Ten at the Top and Upstate Forever could be some organizations that could provide this perspective and additional tools.

There was discussion about how to proceed with a schedule. The sentiment of the Planning Commission was to first proceed with a joint workshop with City Council and the Planning Commission.

Mr. Reddy commented that he looks forward to a fun and engaging process and hopes that it does not become a stressful endeavor.

Mr. Paulsen and Ms. Wiygul asked about comprehensive plans for other cities and how the City of Mauldin compares. Mr. Dyrhaug stated that he would send members of the Planning Commission links to good examples of comprehensive plans.

No other business was discussed.

## **ADJOURNMENT**

Mr. Reddy moved to adjourn the meeting.

Ms. Davis seconded the motion.

The motion to adjourn this meeting passed by unanimous vote, 5-0.

**Commission adjourned at 6:50 p.m.**