**1) Call to Order**

Chairperson Schreiber called the meeting to order at 5:30 PM.

1. **Attendance/Establish Quorum**

Commissioners Bill Bagwell, Brandon Brockmeier, T. Lee Byrd, Jake Dillon, Larry Frey, and Carol Tunstall were present. Chairperson Scott Schreiber was also present. A quorum was established. Town Manager Matt Spuck and Town Clerk Debbie Caton were present.

1. **Review meeting minutes from April 3, 2023, meeting.**

Commissioner Frey moved to approve the minutes. Commissioner Tunstall seconded the motion. The motion passed with 6-0 vote.

1. **Special Use Permit: Homestay – 2 Waples St**

All requirements were met, and the application is compliant. Planning commission recommend the application to Town Council for approval and a public hearing.

1. **Special Use Permit: Homestay – 7 Lake St.**

All requirements were met, and the application is compliant. Planning commission recommended the application to Town Council for approval and a public hearing.

1. **Special Use Permit: Homestay – 102 Market St.**

All requirements were met, and the application is compliant. Planning commission recommended the application to Town Council for approval and a public hearing.

1. **Sale of Town Property** – Jeff and Carolyn Adler have asked to buy a parcel behind their house at 4 Market St. After research by Town Manager Spuck, there are no comparable properties in the specific area for a 4700 sq. feet parcel which is unbuildable. Town Manager Spuck extrapolated a price based on another creek side lot. This price is $7,100.
2. **Commissioner Comments** – no comments.
3. **Adjournment** – Commissioner Tunstall moved to adjourn the meeting. Commissioner Brockmeier seconded the motion. The motion passed with a 6-0 vote. The meeting adjourned at 6:34 PM.