

April 22, 2026

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The LEWISTON PLANNING AND ZONING COMMISSION met in the Community Development Department Second Floor Conference Room at 215 "D" Street. Chair Iacoboni called the meeting to order at 5:30 p.m.

**I. CALL TO ORDER**

*COMMISSIONERS PRESENT:* Gabriel Iacoboni, Chair; Emily Wolf, Vice Chair; Shaunita Cable; Kyle Harris; Cynthia Ball

*COMMISSIONERS EXCUSED:* Zach Battles; Maureen Anderson;

*STAFF MEMBERS PRESENT:* Katie Hollingshead, Assistant Planner; Dawn Ortiz, Community Development Office Supervisor; Jennifer Tengono, City Attorney; Joel Plaskon, City Planner

**II. CITIZENS COMMENTS**

None

**III. ACTIVE AGENDA**

**A. APPROVAL OF APRIL 08, 2026 MEETING MINUTES (ACTION ITEM)**

Commissioner Ball and Chair Iacoboni moved and seconded, respectively, approval of the April 08, 2026 as written. The motion carried 5-0.

**B. APPROVAL OF THE REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS APPROVING ZONE CHANGE PERMIT APPLICATION ZNC-26-1 BY JOE GRECO OF GRECO LAND DEVELOPMENT LLC (ACTION ITEM):**

Chair Iacoboni and Commissioner Cable moved and seconded, respectively, to approve the Reasoned Statement for ZNC-26-1 as written. The motion carried 5-0.

**C. PUBLIC HEARING ON ZONING CODE AMENDMENT ZA-02-26, LANDSCAPING PROVISIONS (ACTION ITEM):**

Chair Iacoboni explained the public hearing process, opened the public hearing, and asked staff for a presentation.

Staff Plaskon gave a verbal presentation on the changes made to this section of code.

Commissioners and staff discussed the reasons why this section was denied when it was first sent to the City Council.

Chair Jacoboni closed the public hearing.

After deliberation and discussion, Commissioners Ball and Wolf moved and seconded, respectively, to recommend approval of ZA-02-26 to City Council. The motion carried 5-0.

**D. PUBLIC HEARING AND DELIBERATION AND DIRECTION TO STAFF REGARDING THE REASONED STATEMENT OF RELEVANT CRITERIA AND STANDARDS FOR CONDITIONAL USE PERMIT APPLICATION CUP-26-3 BY BENNETT MANLEY (ACTION ITEM):**

Chair Jacoboni explained the public hearing process, opened the public hearing, and asked for a staff presentation.

Staff Hollingshead provided a verbal summary of the staff report with maps and photos so the commission could get geographically familiar with the area.

Commissioners asked clarifying questions regarding the size of the lot and setbacks.

Staff Tengono stated that the property records identify a co-owner, Sophie Manley, and their signature will be required on the application as a contingency.

There being no further questions for the staff, Chair Jacoboni asked for applicant testimony.

Applicant Bennett Manley stated that he is available for any questions that the commission might have.

Commissioner Ball asked if there would need to be additional access for the third unit.

Applicant Manley stated there is already an access point into the yard and hopes to use this for the third unit.

Commissioner Harris asked if the applicant had spoken to his neighbors and how they felt about this.

Applicant Manley stated that he has, and they are okay with this.

There being no further questions for the applicant or any public testimony. Chair Jacoboni closed the public hearing.



After deliberation and discussion, Commissioners Ball and Wolf moved and seconded, respectively, to direct staff to draft the Reasoned Statement approving CUP-26-3 and approval of the 950 square foot waiver with the contingency of the second signature. The motion carried 5-0.

**IV. STAFF-COMMISSION COMMUNICATIONS:**

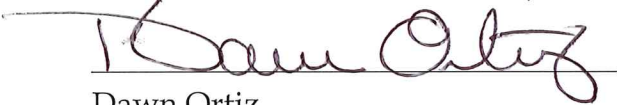
**A. Query of Commissioners for the May 13, 2026, meeting.**

All commissioners in attendance should be in attendance for the May 13, 2026, meeting. Staff Hollingshead stated there will be a public hearing at the next meeting.

**V. ADJOURN**

There being no further business, Commissioner Harris and Chair Iacoboni moved and seconded, respectively, to adjourn. The motion carried 5-0, and the Planning and Zoning Commission adjourned at approximately 6:22 p.m.

RESPECTFULLY SUBMITTED,



Dawn Ortiz,  
Recording Secretary



Chairperson or Acting Chairperson  
Planning and Zoning Commission

Approved this 13th day of May, 2026.