



**Town of Sedalia
Planning Board Meeting**
7pm – November 20th, 2025
Sedalia Town Hall
6121 Burlington Road

Minutes

CALL TO ORDER: The regularly scheduled Planning Board meeting was called to order at 7:01pm at the Sedalia Town Hall by Planning Board Chair Jay Riehle.

PRAYER & MEDITATION: Time was allotted for silent prayer and meditation.

PLEDGE OF ALLEGIANCE: Time was allotted for pledge to the U.S. flag.

ROLL CALL: Present: Chair Jay Riehle, Vice-Chair Marian Jeffries, Tyler Thomas, Alfred Walker, and Regina Williams Davis.

(The Clerk failed to pre-schedule a meeting on Zoom.
There was no stream of this meeting)

A. MOTION to approve the agenda was made by Vice-Chair Jeffries. Seconded by Member Thomas. Motion carried.

B. MOTION to approve the minutes from the October 16th, 2025 Planning Board meeting was made by Member Thomas. Seconded by Vice-Chair Jeffries. Motion carried.

C. Guests / Reports / Discussions

I. Street Repairs

Chair Riehle had prepared a map of Sedalia for the marking of roads in need of repair. He personally had checked various streets. Chair Riehle stated he would redistribute maps to the other Board Members in preparation of presenting their findings to town staff.

II. Review of Educational Video

Chair Riehle had requested the Planning Board Members watch the first 15 minutes of "Municipal Planning & Zoning Fundamentals Webinar" by Heritage Ohio. Vice-Chair Marian Jeffries found the video very informative, having watched all of it, she complimented topics in the video such as Tax Revenue, Historic Preservation, and the definitions of various municipality sizes. She expressed interest in seeking out classes on these subjects. Member Thomas complimented the video's presentation on social media subjects.

They resolved to watch another portion ahead of their next meeting.

D. CITIZEN COMMENTS

- No citizen comments.

(The Planning Board took this time to discuss other subjects.)

- Chair Riehle mentioned a low whine or hum sound he could hear throughout the day.
- There was discussion of damage to Jessie Walker's property from a driver crashing into a power or electrical pole on his front lawn.
- Chair Riehle brought up the request from NCDOT for a property owner on Sedalia Road to move a brick mailbox they had just installed. The information from the town was that NCDOT cited it as being in the right of way. His concern was that if that were the only reason, then many mailboxes on Blue Lantern Road would also be in violation. There was discussion among members as to if there could be other reasons, such as the curve of the road. Similarly, there were questions as to what authority the Post Office has over this issue.
- The members discussed spam, scam, and phishing emails sent out with their names on them over the years. They resolved to ask the town staff to have contact information for the Planning Board removed from the website.
- **MOTION** to cancel the December 18th, 2025 Planning Board Meeting. Motion carried.

E. ANNOUNCEMENTS

All regular scheduled meetings are held at the Sedalia Town Hall at 7pm.

- The next Agenda Meeting will be held on November 24th, 2025.
- The next Town Council meeting will be held on December 1st, 2025.
- The Senior Luncheon will be held on December 3rd, 2025 at Kimball Hall.
- Christmas in Sedalia will be held on December 13th, 2025 at the CHB Museum.
- ~~The next Planning Board meeting will be held on December 18th, 2025.~~

Meeting adjourned at 7:55pm

Submitted By:

Drew Clark

Drew Clark, Town Clerk

2/13/2026

Date

Approved By:

Jay Riehle

Jay Riehle, Planning Board Chair

(SEAL)



