



Planning Commission

Meeting Minutes - Draft

December 02, 2025, 6:00 PM

Chapel Hill Public Library - Meeting Room D

Elizabeth Losos, Chair

Jonathan Mitchell, Vice Chair

Geoffrey Green

Wesley McMahon

Chuck Mills

Libby Thomas

Mike Zibaie

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Virtual Meeting Notification

The public is invited to attend the Zoom webinar directly online or by phone. Register for this webinar:

https://us02web.zoom.us/webinar/register/WN_A3xow23YR_i0-kJr9egzIA

After registering, you will receive a confirmation email containing information about joining the webinar in listen-only mode. Phone: 301-715-8592, Meeting ID: 826 8045 8931

Opening

Roll Call

Present 7 - Chair Elizabeth Losos, Vice-Chair Jonathan Mitchell, Geoffrey Green, Wesley McMahon, Chuck Mills, Libby Thomas, and Mike Zibaie

Secretary reads procedures into the record

Approval of Agenda

Announcements

Petitions

Approval of Minutes

Draft October 21 Minutes

[25-0535]

Attachments: [Draft October Meeting Minutes](#)

A motion was made by Green, seconded by McMahon, that the

October 21 minutes be approved. The motion carried by the following vote:

Aye: 7 - Chair Elizabeth Losos, Vice-Chair Jonathan Mitchell, Geoffrey Green, Wesley McMahon, Chuck Mills, Libby Thomas, and Mike Zibaie

[Draft November 18 Minutes](#)

[25-0536]

Attachments: [Draft November Meeting Minutes](#)

A motion was made by Green, seconded by Mitchell, that the October 21 minutes be approved. The motion carried by the following vote:

Aye: 7 - Chair Elizabeth Losos, Vice-Chair Jonathan Mitchell, Geoffrey Green, Wesley McMahon, Chuck Mills, Libby Thomas, and Mike Zibaie

Old Business

New Business

[Chair and Vice Chair Election](#)

[25-0538]

Thomas nominated Mitchell to be chair of the Planning Commission. Green nominated himself to be chair of the Planning Commission. Mitchell was elected to chair the Planning Commission by the vote below.

Green was unanimously elected to vice-chair of the Planning Commission.

Aye: 5 - Chair Elizabeth Losos, Vice-Chair Jonathan Mitchell, Wesley McMahon, Chuck Mills, and Libby Thomas

Nay: 2 - Geoffrey Green, and Mike Zibaie

[Planning Commission Applications](#)

[25-0537]

Attachments: [Planning Commission Applications](#)

Zibaie, seconded by Mitchell, moves to recommend four applicants to be interviewed by Town Council as candidates for the Planning Commission. The recommended applicants, in alphabetical order, are:

Julia Chamberlain

Peter Maniloff
E. Strother Murray-ndinga
Erik Valera

Aye: 6 - Chair Elizabeth Losos, Vice-Chair Jonathan Mitchell,
Geoffrey Green, Wesley McMahon, Chuck Mills, and
Mike Zibaie

Absent: 1 - Libby Thomas

Adjournment

Next Meeting - January 20, 2026

The meeting adjourned at 7:30 PM.

Order of Consideration of Agenda Items:

1. Staff Presentation
2. Applicant's Presentation
3. Public Comment
4. Board Discussion
5. Motion
6. Restatement of Motion by Chair
7. Vote
8. Announcement of Vote by Chair

Public Charge: The Advisory Body pledges its respect to the public. The Body asks the public to conduct themselves in a respectful, courteous manner, both with the Body and with fellow members of the public. Should any member of the Body or any member of the public fail to observe this charge at any time, the Chair will ask the offending person to leave the meeting until that individual regains personal control. Should decorum fail to be restored, the Chair will recess the meeting until a genuine commitment to this public charge is observed.

Unless otherwise noted, please contact the Planning Department at 919-968-2728; planning@townofchapelhill.org for more information on the above referenced applications.

See the Advisory Boards page <http://www.townofchapelhill.org/boards> for background information on this Board.