

Planning Commission Meeting Minutes Tuesday, October 14, 2025

Meeting called to order at 5:34 PM by Dotty Smith

Present were Mike, Lloyd, Duane, Brandon, Cody, Chris, and Dotty. Travis was absent.

Lloyd Colston moved to approve the minutes from the September 9, 2025, regular meeting and Brandon Jellings made the second. Voice vote carried the motion.

Duane Oestman made the motion to recess the Planning Commission meeting and convene the Board of Zoning Appeals meeting at 5:36 PM and Lloyd Colston made the second motion. Voice vote carried the motion.

Dotty explained that even though there was already a chair and vice chair for the Planning Commission, there is not one for the Board of Zoning Appeals. Josh stated that in the past that the Chair and Vice-Chair of the Planning Commission have essentially switched roles for the Board of Zoning Appeals or the roles could be left the same. After discussion, Cody Richardson made the motion for the roles of the chair and vice chair from the Planning Commission to stay the same for the Board of Zoning Appeals (Chair Dotty Smith/Vice Chair Cody Richardson), and Dotty Smith made the second. Voice vote carried the motion.

Duane Oestman made the motion to open the public hearing to consider the advisability of granting a variance to reduce the front yard setback at 5:38 PM and Lloyd Colston made the second motion. Voice vote carried the motion. Josh made the presentation. Dotty asked the property owners questions of the house. The owners presented a list of supporting signatures that were filed with the record. Dotty stated that her concern was that the board had not had the opportunity to go over the proposed regulation amendments. Lloyd Colston asked if the variance set a precedent and asked where does the variance train stop? After discussion, Cody Richardson made the motion to table the variance until the next meeting and Lloyd Colston made the second motion, Voice vote carried the motion.

Cody Richardson made the motion to adjourn the Board of Zoning Appeals meeting and reconvene the Planning Commission meeting at 5:55 PM and Duane Oestman made the second motion. Voice vote carried the motion.

Josh explained the amendment to Article 20 discussing accessory structures. Dotty asked for clarification of the property line and setbacks. Duane asked about the possibility of an all-steel house – Josh stated that the material of the carport would have to match the material of the house. Dotty asked about the existing driveway – she felt that citizens should have a paved driveway but felt that a pre-existing one shouldn't be a requirement. Dotty disagreed with the 18' wide carport allowance, Brandon and Chris felt if a property owner wanted to pour that much concrete that they could. Cody asked if the house had a 2-car garage and they wanted a 2 car carport, wouldn't it need to be 18' wide? Dotty asked the board about the width of the carport, Brandon stated that leaving the width at 18' would allow the homeowner to match the roofline, and pour the concrete needed for that width. Consensus was to stay with the 18' width provision.

Josh said that he would make minor adjustments to the proposed amendments and set a public hearing for November 11, 2025.

Brandon made the motion to adjourn. Duane made the motion 2nd at 6:21 pm. Voice vote carried the motion.