

PLANNING COMMISSION

April 6, 2026

The April 6, 2026 Planning Commission meeting was called to order at 6:30 p.m. in Council Chambers by Kyle McColly, Chairperson. Planning Commission members present were Kyle McColly, Tom Karcher, Ross Niederkohr, and Nancy Johnson. Jordan Treadway was absent.

Others present included: Greg Moon, Zoning Inspector; Kate Niederkohr; John Walker; Brian Hemminger, Daily Chief Union; and Sarah Bennett, Clerk.

The minutes of the February 2, 2026 Planning Commission meeting, having been mailed to each Planning Commission member, were approved as received.

Mayor McColly inquired about emails previously sent containing proposed revisions to the City's zoning code. Mr. Moon indicated the he will share this link again via email with the members of the Planning Commission.

Mr. Moon presented a lot split request from Matthew Woodruff, 101 Berry Street, to Dean Mulvaine, 103 Berry Street, to split a 10' adjoiner strip located between their properties. Both properties would still meet the City's minimum lot size requirements.

A motion was made by Mrs. Johnson, seconded by Mr. Niederkohr, to approve the lot split request from Matthew Woodruff, 101 Berry Street, to Dean Mulvaine, 103 Berry Street, as presented. Upon Voice Vote, all members voted Yes. The Chairperson declared the motion carried.

Planning Commission members reviewed a request from Cody Collins, 629 South Hazel Street, to convert his existing 24' x 24' garage into a livable space and add a new 20' x 16' livable area and build a new 24' x 24' garage on his property to maintain a 14' setback from the front property line to the west. The setback conflicts with the City's zoning regulations pertaining to minimum building setbacks, therefore requiring a variance with the Board of Zoning Appeals.

A motion was made by Mrs. Johnson, seconded by Mr. Karcher, to have Mr. Collins apply for a variance with the Board of Zoning Appeals for his proposed home additions. Upon Voice Vote, all members voted Yes. The Chairperson declared the motion carried.

Planning Commission members reviewed a request from Jon Fahl, 314 North Fourth Street, for the construction of a new residential dwelling on his property to maintain a 15' setback from the front property line to the east. The setback conflicts with the City's zoning regulations pertaining to minimum building setbacks, therefore requiring a variance with the Board of Zoning Appeals.

A motion was made by Mrs. Johnson, seconded by Mr. Niederkohr, to have Mr. Fahl apply for a variance with the Board of Zoning Appeals for his proposed new residential dwelling. Upon Voice Vote, all members voted Yes. The Chairperson declared the motion carried.

There being no further business, the Chairperson declared the meeting adjourned.

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Sarah J. Bennett, Clerk

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Kyle McColly, Chairperson