

PLANNING COMMISSION

January 5, 2026

The January 5, 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, and Jordan Treadway. Nancy Johnson and Ross Niederkohr were absent.

Others present included: Greg Moon, Zoning Inspector; John Walker, Julia Lemire, Kate Niederkohr, Kenneth Wessler, Aaron Korte, and Sarah Bennett, Clerk.

The minutes of the September 2, 2025 Planning Commission meeting, having been mailed to each Planning Commission member, were approved as received.

The minutes of the September 9, 2025 special Planning Commission meeting, having been mailed to each Planning Commission member, were approved as received.

Planning Commission members reviewed a lot split request for the Jon E. Zimmerman property located at 202 Duck Pond Road as Lot #2 of Wood Subdivision. A 10' wide strip, being 0.042 acres, from the front of the property to the rear of the property located along the south side of the Zimmerman property is proposed to be split and adjoined to the property to the south, being Lot #1 of Wood Subdivision, and be utilized as a small drive. Mr. Moon indicated that the Zimmerman property would still meet the City's minimum lot size requirements.

A motion was made by Mrs. Treadway, seconded by Mr. Karcher, to approve the lot split request for the Jon E. Zimmerman property located at 202 Duck Pond Road as requested. Upon Voice Vote, all members voted Yes. The Chairperson declared the motion carried.

Mr. Moon provided Planning Commission members with his summary of the 2025 Zoning Permits showing the number of applications, estimated investments, and permit fees; and his Variance Requests summary.

Mr. Moon suggested, as part of the proposed changes to the City's zoning regulations, permit fees be reviewed as storm water reviews are sometimes costing the City more than the permit fees being collected for those projects. Mr. Moon suggested the possibility of adding a storm water review fee for a developer to pay. Planning Commission members discussed the possibility of forming a subcommittee to review proposed changes to the zoning regulations.

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

---

Sarah J. Bennett, Clerk

---

Kyle McColly, Chairperson