

10.6.2025

Call to Order: 6:00pm by Brown

Roll call: In Attendance: Caleb Lewis (July-2025-2029), Courtney Denney (Jan 2023-2027), Donnie Greenlee-Vice Chair (April 2024-2028), Ray Brown-Chair (Dec 2022-2026), Rick Gamboa-Sec (April 2024-2028), Sherry Lawrence (Dec 2021-2025), Gary Jackson-(Dec-2022-2026) Mayor Bill Sherman

Approve Amended Agenda: Greenlee/Denney 8-0

Approve Previous Reg Meeting Draft Minutes: Greelee/Denney 8-0

Lot Split for 1028 Woodland: City clerk showed the engineer plans and advised that she found out that such plans are copyrighted and as such cannot be distributed to the members but only presented for their review at the meeting. There were no questions or concerns expressed by the board. Kerry Divine 314 Morgan Court asked what size lots these would be as there is a minimum frontage required by code. Mayor Sherman said each lot was almost ½ acre and met the requirements.

Sign Ordinance Proposal: After discussion, Lawrence suggested we handle these items as we did the Comprehensive Plan and go over each page (12) and make notes or suggestions. It was agreed that the mayor would provide hard copies to each member to review and go over in the next meeting date in a work session.

Possible Rezoning of City Hall: Greenlee recommended that we re-zone city hall as C-1 or 2 which would allow the city to handle storage containers as accessory building and use those guidelines. Decision postponed until next meeting work session.

5-minute recess called at 6:17pm. Call to order at 6:24pm.

Review of Final Site Plan Review Checklist: Gamboa was concerned that the fence restrictions were not spelled out. Sherman said that fences are mentioned under F and must meet code. Denney said that at the beginning of the review, statement should be made that says, "All Items in the site plan must follow code."

Brown wants an addition for "Future use of property" as No. 9.

It was recommended that a statement at the beginning of the checklist should say "Construction must follow all City Codes, zoning and ordinances."

Own Engineering Update: Letter presented by the engineering firm to recommend that the storm water review plan was acceptable for the city to proceed.

Old Business: Fire Hydrant Location. Ray Brown will check with Duenweg fire chief. Mayor said we have not added the required two per year yet.

New Business: Election of officers. Brown made a motion to retain the current officers in their present positions. Jackson/Lewis. 5/3. Gamboa said we did not close the nomination process. Brown withdrew the motion. Nominations for chairman, Brown nominated himself. Denney nominated Greenlee. Nominations closed. Vote for Brown 1, Greenlee 7. Nominations for VC. Greenlee nominated Denney. Nominations closed. 7 yes, 1 abstention (Brown). Nominations for secretary. Greenlee nominated Gamboa. Nominations closed. 8-0.

Greenlee took over the meeting.

Public Comments: Kerry Divine spoke about the way re-zoning is occurring. She feels that the P&Z must review the application, and they can only schedule a public hearing. Divine felt that the board did not have time to review the information prior to the public hearing. Divine said that there is nothing in the code that would allow one person in the city to receive the application, deem it worthy of a public hearing, post all notices and schedule the hearing. Sherman said the public hearing process outlined in the code may be initiated by the application. Greenlee said if a person files an application, they have a right to a public hearing. Divine stated that P&Z must review the application to see if it is worthy of a public hearing. She says if we had done this on the Herron request, we would have found that the request does not follow the Comprehensive Plan, and the application and public hearing would have been denied. Greenlee says we must hold a public hearing on any application submitted. Divine feels that the code says we must recommend the public hearing. The P&Z feels that the "recommendation" referred to is one that is made after the public hearing to the BofA. Divine further advises that violations to code reported to the BofA have been ignored. Greenlee said that is not in our power to rule on. It is a BofA responsibility. Divine asked if the BofA would not act and the P&Z would not act then who will. Divine felt we should have the information for 15 days which is what the notice of public hearing should be.

Other Business Deemed Necessary: Greenlee thanked Ray Brown for his many years of service.

Schedule Next Meeting: Work Session (recommended by Lawrence) Nov 3rd at 6pm, Regular Meeting Nov 3rd at 7pm.

Adjourn: 7:10pm Denney/Lawrence 8-0

Speakers: Kerry Divine 314 Morgan Ct

Submitted by Rick Gamboa