



PLANNING AND ZONING COMMISSION MEETING

October 28, 2025

6:00 PM

City Council Chambers

Minutes

1. Call to Order

The meeting was called to order at 6:00 PM.

2. Roll Call

Members present: Sarah Ritchie, Al Farris, Carrie Woerdeman, Misty Darling, Lin Stecker, Rich Piper.

Members not present: Cortney Marmon, Jake Vice, Justin Noethe.

Staff present: Bill Mettee, Tara Bosteder.

3. Agenda Approval

A. Approval of the October 28, 2025 agenda.

Piper made a motion to approve the agenda.

Farris seconded the motion.

Motion was passed with a unanimous vote.

4. Minutes Approval

A. Approval of the September 23, 2025 meeting minutes.

Stecker made a motion to approve the meeting minutes.

Piper seconded the motion.

Motion was passed with a unanimous vote.

5. Public Comment

There were no public comments.

6. New Business

A. Approval of a Plat of Survey for Parcel 25-035.

Mettee presented the Plat of Survey and related staff report.

Only the front half of the parcel is able to be developed on. There is a water main easement that runs north and south approximately in the middle of the parcel that cannot be built upon. There is also an easement that runs along the south property line and two stormwater detention easements on the west half of the lot that cannot be built upon.

Farris made a motion to approve the Plat of Survey as submitted.

Stecker seconded the motion.
Motion was passed with a unanimous vote.

7. Comments

A. Building Permit Report

There were no comments.

B. Current Projects

A new pre-application process has been implemented where a meeting will be held with developers, engineers, and our development review team prior to the official submittal of a project. One of these was just held for a project in Pickard Commerce Park and another one will be held next week on a project also in this area.

No other projects have been submitted for Emerald Bay.

Successful completion of the gas station and vet clinic projects have been realized.

Bryce Johnson, Director of Community and Economic Development, attended the official ribbon cutting and opening of Muddy Puddles, a new ice cream venue.

The next meeting of the Planning and Zoning Commission will be rescheduled for Wednesday, November 12 due to the November 11 Veteran's Day holiday.

8. Adjourn

Stecker made a motion to adjourn.

Piper seconded the motion.

The meeting was adjourned at 6:09 PM.