



PLANNING AND ZONING COMMISSION MEETING

May 12, 2026

6:00 PM

City Council Chambers

Minutes

1. Call to Order

The meeting was called to order at 6:01 PM.

2. Roll Call

Commission members present: Sarah Ritchie, Al Farris, Carrie Woerdeman, Lin Stecker, Justin Noethe.

Commission members not present: Cortney Marmon, Misty Darling, Jake Vice, Rich Piper.

Staff members present: Bill Mettee

3. Agenda Approval

A. Approval of the May 12, 2026 agenda.

Farris made a motion to approve the agenda.

Noethe seconded the motion.

Motion was passed with a unanimous vote.

4. Minutes Approval

A. Approval of the April 14, 2026 meeting minutes.

Stecker made a motion to approve the meeting minutes.

Farris 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 rezoning related to a change from A-1 (Agricultural / Open Space) to R-1 (Single-Family Residential Detached) [Well Built Homes Property].

Mettee presented the proposed rezoning and related staff report.

Commissioner Noethe inquired when the 15 acres for residential development became effective. This stipulation became effective in 2020 with the zoning code update.

The Commission had no other questions or concerns.

The buyer of this property, Kellen Glover, spoke on behalf of the project citing he was the

future buyer and planned to build his future primary dwelling on this lot.

Farris made a motion to approve the rezoning.

Ritchie seconded the motion.

Motion was passed with a unanimous vote.

7. Comments

A. Building Permit Report

There were no comments.

B. Current Projects

There were no comments.

8. Adjourn

Noethe made a motion to adjourn.

Stecker seconded the motion.

The meeting was adjourned at 6:10 PM.