PLANNING COMMISSION
REGULAR MEETING

April 13, 2026 **4884 W. Curtis St.**

MEMBERS PRESENT:
Kathy Noel
Arthur Brood
Nate Beery
Carolyn Hall
John Kane
Barbara Hampton

MEMBERS ABSENT:
Judy Wright

Also present: Katie Murray, Chris Olsen and two others from the EDC.

Arthur called the meeting to order at 6:28 PM.

MOTION #1: by John Kane to approve the agenda with an adjustment to move old business higher. Seconded by Barbara Hampton. Motion carried.

MOTION #2: by Carolyn Hall, seconded by John Kane, to approve the minutes for February 9, 2026. Motion carried.

MOTION #3: by Barbara Hampton, seconded by John Kane, to approve the minutes for March 9, 2026. Motion carried.

CHAIRMAN'S COMMENTS:

Welcome back, Kathy Noel!

OLD BUSINESS:

EDC Parcel Rezoning: The EDC has requested rezoning their entire parcel to light industrial. Arthur Brood has spoken to an attorney, since spot zoning and variances are not options. Rezoning is allowed, so the EDC has filled out a rezoning application.

Chris Olsen reiterates that the parcel was originally purchased with the understanding that the entire parcel was light industrial, zoning that also makes more sense with the adjacent properties. He also emphasizes that there was never any intention to use Fair Road to enter or exit the parcel, sticking instead to Class A roads.

John Kane raised that Copart was made to provide a fence and a setback. Kathy confirmed that the setback is 33 feet from the center line of M-80, though something like 100 feet might be preferable. Chris Olsen confirmed that 100 feet would be doable, though 33 feet would be easier. For roads other than M-80, the standard is 65 feet. Arthur felt that 65 feet would be acceptable, and everyone agreed.

MOTION #4: by Barbara Hampton, seconded by Kathy Noel, to approve the rezoning of parcel #008-030-005-00 with the addition of a 65 foot setback from the center of the road.

Motion carried.

Water/Sewer Ordinance: In Section 341 the word 'claimant' is used but not identified. Claimant is defined in the last sentence of 341, add this as a definition in defined terms.

Arthur saw use of 90 days and would like to check if that's consistent with the rest of the ordinance. However, 90 days was specifically requested by the water superintendent with regard to rates and charges, and is not relevant to the 60 days listed for construction etc.

Barbara Hampton expressed concern as to whether everything was current with building codes and regulations. Since the superintendent did not express any concerns, it is assumed that everything is in compliance, as otherwise changes would have been requested.

NEW BUSINESS:

Master Plan: Mark would like official documentation showing what the plan is going forward with the Master Plan. As soon as funding is greenlit by the board, something will be schedule with Regional Planning, which is booked out for the year. The meeting will not be possible until 2027.

Meeting adjourned at 7:30 PM.

_____

Carolyn Hall, Secretary

Minutes typed by Katie Murray