

**1. Meeting Called to Order**

The Planning and Zoning Commission met in Regular Session on March 12, 2026, at 5:34 PM.

**2. Roll Call**

The Planning and Zoning Commission met on March 12, 2026, at 5:34 PM, with the following being present: Mayor Matt Franken, Board Member Jody Harness, Commissioner Shaun Brooks.

Staff Present: City Manager Todd Melkus, Building Inspector Bryan Lindsey  
Visitors: Autumn Johnson and Adam Johnson

**3. Approval of Minutes**

Mayor Franken made a motion to Approve the Minutes of the 2-9-2026 meeting. Seconded by Board Member Harness all in favor motion approved.

**4. Old Business**

None

**5. New Business****A. Rezoning of Parcel -24-2.2-03.1-0-000-009.01**

Chairman Brooks introduced new business, item A, Re-zoning request for parcel 24-2.2-03.1-0-000-009.01. Chairman Brooks opened the meeting up to a public hearing; No comments by visitors in attendance were made. City Manager Todd Melkus explained to the commission that this property was originally purchased and annexed into the city and originally zoned M-1 because the intent was for an industrial park along with the property on the north side of Vineland school road. When the industrial park didn't come to fruition, the city developed the property with soccer fields.

Although the intent of the city was to also convert the property being discussed, the topography did not make it feasible for sports fields, so the city offered it up to sale and the current owners purchased it with the intent of developing it into a subdivision.

Chairman Brooks asked for a motion to recommend a joint public hearing at the March 16<sup>th</sup>, 2026, City Council meeting and to recommend the approval of the re-zoning request from M-1 to R-4. Jody Harness made the motion, Matt Franken seconded, All Ayes.

**B. Conditional Use Request for Parcel- 24-2.2-03.1-0-000-009**

Chairman Brooks introduced new business, item B, Conditional use for storage units on parcel 24-2.2-03.1-0-000-009. Chairman Brooks asked City Manager Melkus if it is common for storage units to be permitted in a generally residential area. City Manager stated that is not common and that a parcel must be at minimum and then approved as an additional conditional use. Chairman Brooks stated that it most likely would not be favorable for the surrounding property owners to have this located here.

Adam Johnson stated that this wasn't set in stone and that it was something he was just looking into because they are planning on building a few apartment complexes on the neighboring property and that the tenants could utilize some extra storage. Matt Franken also stated that he was concerned about the location and much of the area being residential. Matt Franken made the motion to deny the conditional use permit

for storage units on this parcel. Jody Harness seconded, All Ayes, request denied.

**6. Adjournment**

Chairman Brooks asked for a motion to adjourn at 5:40 PM. Matt Franken made the motion, Jody Harness seconded. All Ayes.