

**Planning Commission Meeting Minutes
October 27, 2025, at 6 PM**

1. **ROLL CALL** – The meeting was called to order by Chair Robert Mann. A quorum was present.

PRESENT

Robert Mann, Chair
Gerry Harris, Vice Chair
Howard Carter
Ryan Crawford
Matt Hutcherson – 6:19pm
~~Norm Toering~~
Bobby Wilson

ABSENT: Norm Toering, Chad Ball

City Employees Present: Melissa McCarville, City Business Manager; Jay Moore, City Attorney; Chris Brackett, City Engineer; Rick Bramall, Building Official, Bill Hellard, Fire Chief; LeAnn Tolleson, City Administrative Assistant.

2. **Approval of Minutes:** September 22, 2025, minutes were unanimously approved.

3. **Comments from Citizens: None**

Public Hearings

1A. Future Land Use Plan

Courtney McNair Urban Planner with Garver stated she has been working with the Planning Commission for a few months to get the Future Land Use Plan map updated to move forward with the commercial zoning category that we have been working on as well. What we have are changes to the Future Land Use map and some additional categories we've added. All the changes exist in the existing commercial corridor and definitions have been passed out multiple times. At the last work session, we discussed the difference between Future Land Use and zoning. The Future Land Use is a guideline, a tool that the Planning Commission can use in the future when making zoning decisions, it is not a legal document.

Chairman Robert Mann acknowledged that there had been areas of uncertainty and lack of clarity, but he commended Ms. McNair for effectively addressing and clarifying those issues.

Comments from Citizens: NONE

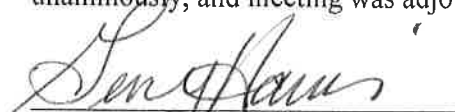
Vice Chair Gerry Harris asked Ms. McNair to look at the map she had and stated there was no explanation and asked if that was what was discussed at the work session. Ms. McNair answered the map that Gerry had was an old map and not the correct one.

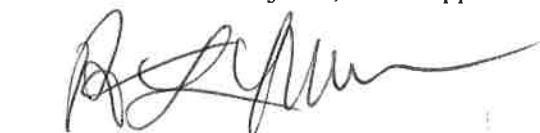
Chairman, Robert Mann called for the Land Use Plan to be forwarded to the City Council as presented. Upon roll call vote, passed unanimously.

City Business Manager Melissa McCarville stated this will be on November 10, 2025, City Council agenda. This will be an adopted resolution; it's not a law it's a guideline for Planning Commissioners to use.

City Attorney Jay Moore set a public hearing for November 24, 2025, for city attorney ordinances for legislative changes. Ryan Crawford made a motion, Bobby Wilson seconded the motion, and it was approved unanimously.

Adjournment: Having no further business, motion was made and seconded to adjourn; it was approved unanimously, and meeting was adjourned.


Gerry Harris, Vice-Chair


Robert Mann, Chair