

**Planning Commission Meeting Minutes
February 23, 2026, 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
Chad Ball
Howard Carter
Ryan Crawford
Matt Hutcherson
Norm Toering
Bobby Wilson

ABSENT:

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

2. **Approval of Minutes:** February 2, 2026, minutes were unanimously approved.
3. **Comments from Citizens:** None

Public Hearings

1A. Rezoning –From MF-2 to MF-1; property owned by Cox Development, LLC; property located at S. Hunter St.; presented by Odyssey Engineering.

Jake Chavis from Odyssey Engineering representing Cox Development stated they are proposing a down zone. Our intention is to do a single-family neighborhood; the lots will not be subdivided and will remain one property.

Vice Chair Gerry Harris commented she was confused because on the agenda it stated from MF-2 to MF-1 but on the application turned in from the applicant it showed the type of zoning requested is MF-2. Mr. Chavis answered it was probably a typo, we are certainly requesting MF-1, and the entire parcel will be combined and maintained as one lot. Vice Chair Harris asked will it be an owned partnership or will it be rentals? Mr. Chavis answered it will be rentals.

Chairman Robert Mann asked the city if there was an issue with the typo on the application. City Business Manager Melissa McCarville responded no, if the ad in the paper is correct that's the important part.

Norm Toering asked if it's all one property, they can be on smaller than 7500 square foot lot. City Engineer Chris Brackett answered the total number of units must have a 7500 square foot lot area. They will take the entire property, divide it into 7500 and that's the number they are allowed. Chad Ball asked how many units. Mr. Chavis stated he didn't remember. Ryan Crawford answered thirty units, 5.21 acres. City Engineer Chris Brackett commented when they submit the Large-Scale Development we will make sure; this is just about the rezoning.

Comments from Citizens:

Lynda Haneman, 17 Briarmeadow St.; Stated she was a retired realtor from two different states. Ms. Haneman said she had called Odyssey Engineering and the City and wanted to know what mitigation and water retention issues would be taken place on the parcel. Ms. Haneman commented she was surprised it could be built back there given the EPA restrictions and setbacks for water and yet all I have been able to get is the map. I have never seen anything they have planned and how it will be laid out or the units present on the property. How can I get information? I have called the city and Odyssey Engineering and have not been able to get information on what their proposal is.

Garret Gerondale, 11 Briarmeadow St. My main concern is what type of structure it will be, how many stories will it have, and how close it will be to the fence line.

Chairman Mann closed the floor for public comment.

Chairman Mann stated this is just about the rezoning and not about building. We don't have plans yet, that will come back to the planning commission if it is approved tonight and at that time, we will have all those answers. Tonight, it is strictly does this zone fit what we are asking for.

City Attorney Jay Moore commented we will have a better idea at the Large-Scale Development; the zoning requires at least 7500 square-foot per structure or per house. Mr. Moore stated once we get to that point, we will have more information to give to Ms. Haneman on the drainage. Mr. Moore also told Ms. Haneman she can go on the city website and look at the ordinances and be able to see what's allowed. Adjacent property owners will be notified again when the Large-Scale Development will be on the planning agenda. Chairman Mann again reiterated what we are here tonight to decide is the property suited to move from MF-2 to MF-1.

Mr. Chavis commented our goal is to submit the Large-Scale Development around the twentieth of March for the April Planning Commission meeting if the rezoning passes tonight.

Chairman Mann called the question to approve the rezoning from MF-2 to MF-1 property located at S. Hunter St., presented by Odyssey Engineering subject to the typo on application to be corrected, upon roll call vote the public hearing passed unanimously.

City Attorney Jay Moore wanted to put on record the commission understood this was for all four parcels. At least three different parcels and the neighbors of the Schrader's and the Coleman's will be the one lot in the middle that's owned by Cox Development, and it will have double access.

Public Hearing for ordinance updates.

City Attorney Jay Moore stated he called Courtney McNair with Garver to discuss the ordinances. There is one big thing, the Design Standards that will have to have a separate ordinance and then a few little things that will have ordinances for to pass on to the City Council.

Courtney McNair with Garver passed out the summary of code changes to all of the Planning Commissioners. City Attorney, Jay Moore asked the commissioners to be present at the City Council meeting on Monday, March 9th.

Bobby Wilson asked if the ordinances passed at council would it go into effect the next day. City Attorney, Jay Moore answered if council waives the emergency clause it will go into effect the next day.

Chairman Robert Mann called the question to approve ordinance changes as submitted and forward to the City Council. Upon roll call vote the public hearing passed unanimously.

Norm Toering commented that the city will be getting inundated in the next sixty days. We need to have these in place; I have talked about this for far too long. We can do this ourselves and be done in two days. City Business Manager Melissa McCarville stated no, we can't do it ourselves, there are too many legal clarifications that must be made, and you must do a capital improvement plan. The impact fee doesn't come into play until the building permit is sold, you are talking a year from the time development comes to us until actual developed house is built and permitted on the lot.

Chad Ball made a motion to support gathering requests for proposal and strongly support it. Norm Toering seconded the motion upon roll call vote the public hearing passed unanimously.

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


Chad Ball, Secretary


Robert Mann, Chair