

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
Chad Ball
Ryan Crawford
Matt Hutcherson
Norm Toering
Bobby Wilson

ABSENT: Gerry Harris, Vice Chair

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

2. **Approval of Minutes:** February 23, 2026, minutes were unanimously approved.

3. **Comments from Citizens:** None

Public Hearings

1A. Variance – Setback; property owned by D.R. Horton; property located at 414 W. Canada Dr.; presented by D.R. Horton.

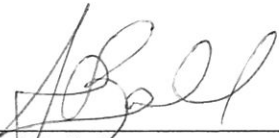
Nye Carnahan, representing D.R. Horton stated this is an odd shaped lot in the Goose Creek Ph. IV subdivision. We are trying to find a house that is buildable in this area and we know we can't encroach any utility easement. This would be encroaching the setback in the rear of a triangle corner shaped lot and this is about the smallest footprint that we could find that could still adhere to homes that we are building in that neighborhood.

Norm Toering asked how big the house will be? Mr. Carnahan answered 1750 square feet, the smallest house in the neighborhood is 1600 square feet. City Business Manager, Melissa McCarville, commented that they are asking for a variance before they build the house. Ryan Crawford asked how far does it exceed the setback? Mr. Carnahan answered it exceeds the setback about four feet; we will still adhere to a ten-foot build line. There is a twenty-five-foot setback in the front and twenty-five foot in the rear.

Chairman Robert Mann called the question to approve the variance property owned by D.R. Horton, property located at 414 W. Canada Drive, presented by D.R. Horton. Upon roll call vote the public hearing passed unanimously.

Chad Ball stated there will be an agenda for the joint work session with the City Council and Planning Commission on Monday, April 20, 2026.

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