



CURRENT BOARD MEMBERS

- Chairman, Hayley Schulist
- Vice-Chairman, Jeff Pape
- Mayor, Lisa Anderson
- Vice Mayor, Chris McDonald
- Salvatore "Sam" Cali
- Rod Dawson
- <Will King
- Demetrius Ritt
- Shonda Schilling

PLANNING COMMISSION
FEBRUARY 10, 2026
7:00 PM

MINUTES

1. Call to Order

Ms. Schulist called the meeting to order at 7:20pm.

2. Roll Call

Present Planning Commissioners: Ms. Schulist, Mr. Pape, Mayor Anderson, Vice Mayor McDonald, Ms. Schilling, Mr. Cali, Mr. King, Mr. Dawson, Mr. Ritt

Present Staff: Ethan Greer, Curtis Broadbent, Kevin Chastine, Marisa Howell, Tom Daugherty, Patrick Carter, Bre Bailey, Taylor Heath

3. Opening Prayer and Pledge

Prayer and Pledge was led by Ms. Schulist.

4. Citizen Comments

None

5. Approval of Agenda

Motion made to approve the agenda by Mr. Cali. Seconded by Ms. Schilling. Motion passed 9-0 (unanimous)

6. Approval of Minutes

Motion made to approve the January 13, 2026 minutes by Mr. Cali. Seconded by Ms. Schilling. Motion passed 9-0 (unanimous)

7. Old Business

None

8. New Business

A. PC Resolution PC-05-26

Site Development Plan, Casey's General Store, Map: 042H, Group: C, Parcel: 012.00. Acreage: 2.0. Current Zoning: C-1 Commercial. Property Owner: Southeast Investment Partners.

Mr. Chastine gave staff report. Discussion occurred. Proposal for a 3,300 sq ft convenience store, 2,500 sq ft fuel canopy, and 8 fueling pumps at 2065 Fairview Blvd. Includes parking, stormwater, utilities. Staff recommended approval with three conditions (Tree bank exception, above-ground detention, removal of cross-access requirement).

Motion to approve made by Mr. Cali. Seconded by Ms. Schilling. Motion passed 8-1. (Mr. Pape)

Mr. King made a motion to amend the resolution by taking off or to strike off the third condition. Commission discussed feasibility of future cross-access and grading concerns.

Motion made to amend condition number 3 by Mr. King. Mr. Dawson seconded. Motion passed 9-0. (unanimous)

B. PC Resolution PC-06-26

Rezoning, 7320 Northwest Hwy., Map: 021, Parcel: 056.07. Acreage: 5.38. Current Zoning: MGA-1. Property Owner: Ryan Winkle.

Mr. Greer gave staff report. Discussion occurred.

Motion to approve made by Mr. Cali. Seconded by Ms. Schilling. Motion passed 8-1. (Mr. King)

C. PC Resolution PC-07-26

Public hearing opened and closed. Several residents provided comments regarding design standards, steep slopes, hilltop/ridgetop rules, and impacts of the new code.

Motion to approve made by Mr. Cali. Seconded by Mr. Dawson. Motion passed 7-2. (Mayor Anderson, Mr. Pape)

Amendment 1 - Modify Hilltop/Ridgetop Regulations. Replace elevation-based definitions with discretionary designation by City Engineer or Planning Commission.

Motion made to amend by Mr. Dawson. Seconded by Mr. Pape. Motion passed. (unanimous)

Amendment 2 - Remove item #3 (Planned Overly for >20 acre commercial projects).

Motion made to amend by Mr. Dawson. Seconded by Vice Mayor McDonald. Motion passed 7-2. (Mayor Anderson, Mr. Pape)

9. Reports for Discussion and Information

Planning Staff - Thanked commission for extensive work on the development code.

City Engineer - Expressed appreciation for Commission's work on the code.

10. Planning Commission Roundtable

Commissioners expressed appreciation to staff and noted the significance of the development code update.

11. Adjournment

Motion to adjourn made by Mr. Cali at 8:52pm.



Marisa Howell, Community Services Assistant