

BZA February 2026
February 4th, 2026

Call TO ORDER: Shaun Roberts calls the Board of Zoning Appeals to order on Wednesday, February 4th, 2026, at 2:00 P.M.

PRESENT ARE:

Shaun Roberts
Angela Strange
Ernest Smallman IV
Phillip Smith
Kathleen Mullins
Alissa Neal

APPROVAL OF MINUTES: Kathleen Mullins motions to approve the minutes. Angela Strange seconds. All vote to approve. Motion carries.

BZA-01-26-000020

3651 Masee Ln.

- Nathan Fuss of Bohler Engineering, and Eduardo Sombrano present to request an increase of the required parking spaces from 13 to 20. It is to serve employees and customers. Ernest Smallman IV motions to approve. Strange seconds. All vote to approve. Motion carries.

BZA-01-26-000047

2801 Williams Rd.

- Joel Womack of EMC Engineering present to request an increase of the required parking spaces from 37 to 108. Womack states they haven't started construction and they need more spaces to satisfy customer volume and for car storage. Eric Gansauer, City arborist states they will still meet buffer requirements. Alissa Neal motions to approve. Mullins seconds. All vote to approve. Motion carries.

BZA-12-25-002356

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1508 44th St.

- Daniel Welton of MMC Contracting present to request a reduction of rear setback from 30' to 0'. Welton explains surrounding area and history of the property. Smallman announces he recues himself from this vote do to being involved in the transaction. Mullins motions to approve. Strange seconds. All vote to approve. Motion carries.

Roberts adjourns meeting at 2:13 P.M.