

Minutes

Jefferson City Special Called Regional Planning Commission

August 31st, 2026

5:30 P.M.

Members' Present

Mitch Cain, Mayor

Scott McMinn

Kyle Cutshaw

Mary Nester

Others Present

Jeff Houston, Building Official

Will Kurtz, Codes Enforcement Officer

Jordan Rockwell, ETDD Planner

Minutes

Acting chairman Cain called the meeting to order at 5:30 P.M. Motion by Mr. Cutshaw, second by Mrs. Nester to approve the August 24th, 2026, Regional Planning Commission minutes. Approved unanimously.

Citizens Comments

None.

Old Business

None.

New Business

Ryan Rasnick (Owner) and Rakesh Kumar Patel (Potential Buyer and Developer) - Site Plan Review for Shopping Center and Gasoline Service Station - Located at N. Highway 92 and Hinchey Hollow Rd.

Mr. Doug Swiggum spoke on behalf of Mr. Patel and explained what the plan for the site was. It was discussed that the plans that had been submitted did not meet the requirements for a preliminary site plan review as they did not contain all the requirements outlined in the zoning ordinance. Mr. Swiggum expressed that the plan sheet provided was a concept and the potential buyer wanted more assurance that the proposed use would be allowed on that parcel and in that zoning. It was discussed that per the Jefferson City Zoning ordinances allowed uses in the B-1 (Neighborhood Business District) zone, the development of a gasoline service station is an allowed use. Considering the submitted plans do not meet the requirements for a preliminary site plan, a motion to suspend to allow time for plans that meet the requirements to be drafted was made by Mr. Cutshaw. A second was made by Mr. McMinn. The item was suspended unanimously.

Other Items for Discussion

None.

Adjourn

Having no further business, the meeting was adjourned at 5:48 P.M.