

Minutes

Jefferson City Regional Planning Commission

June 22nd, 2026

5:30 P.M.

Members' Present

Mitch Cain, Mayor

Kevin Bunch, Vice Mayor

Scott McMinn

Jeff Chitwood, Secretary

Mary Kay Nester

Others Present

Jeff Houston, Building Official

Will Kurtz, Codes Enforcement Officer

Mark Brown, Standard Banner

James Gallup, City Manager

Minutes

Acting Chairman Cain called the meeting to order at 6:29 P.M. Motion by Mr. Chitwood, second by Mr. Bunch to approve May 18th, 2026, Regional Planning Commission minutes. Approved unanimously.

Citizens Comments

None.

Old Business

None.

New Business

Josue Garduno - Two Separate Shifting Lot Lines (Plat Review) - The First is Located Off Flat Gap Rd. and the Second is off Mill Springs Rd in Growth Boundary

The first plat review, located off Flat Gap Rd., was found to satisfy all requirements of the Jefferson City Subdivision Regulations and was approved unanimously, on a motion by Mr. Chitwood and a second by Mr. Bunch.

The second plat review is located off Mill Springs Rd. and has two different proposed iterations. The first proposed version of the plat of subdivision would rely on a joint access easement for access to the rear parcel. This proposal was denied since the fifty feet of road frontage is not present for the rear parcel and a third-party presenter could not request subdivision with joint access easement as the only means of access. The second proposed version of the plat of subdivision for Mill Spring Rd. Property which was drawn out as a flag lot with the required fifty feet of road frontage met all the requirements of the Jefferson City Subdivision Regulations, but it was noted by Mr. Chitwood that the lot size requirement for the County was not met on one of the proposed parcels. The Second Version with fifty feet of road frontage was approved unanimously, contingent upon resizing the smaller lot to meet the lot size requirement of the County. The motion was made by Mr. Bunch and seconded by Mr. McMinn.

Eva Larrieu - Use Review for an Existing Building Located in the R-1 District as a Child Care Facility - Located Off Russell Ave. and E. Nelson St.

Primary discussion was focused on clarifying that the Regional Planning Commission was only voting on the Use of the Existing Building as a daycare facility based on the current zoning of the building. Once the clarification had been made, the use of a daycare facility in the existing building was found to be appropriate as it would pose no intrusiveness in the neighborhood and would provide a service consistent with general uses in a residential neighborhood. The use was approved unanimously on a motion by Mr. Chitwood and a second by Mr. Bunch.

Other Items for Discussion

None.

Adjourn

Having no further business, the meeting was adjourned at 6:46 P.M.