



**MINUTES**  
**Planning and Zoning Commission Meeting**  
**Virtual (Zoom)**  
**March 08, 2021 at 7:00 PM**

**Call Meeting to Order**

PRESENT

Commissioner Brandon Andrews  
Commissioner Kevin Haun  
Commissioner Ransom Ellis  
Commissioner Cynthia Hyder  
Commissioner Chris Crosby  
Council Liaison Garry Wilson

ABSENT

Commissioner Erik Pedersen  
Commissioner Randy Phelps

**Approve Agenda**

Motion made by Commissioner Hyder, Seconded by Commissioner Haun.

Voting Yea: Commissioner Andrews, Commissioner Haun, Commissioner Ellis, Commissioner Hyder, Commissioner Crosby

**Approve Minutes**

Vote to approve Minutes from the January 11, 2021 meeting

Motion made by Commissioner Haun, Seconded by Commissioner Andrews.

Voting Yea: Commissioner Andrews, Commissioner Haun, Commissioner Ellis, Commissioner Hyder, Commissioner Crosby

**Meeting Procedures**

**Public Hearings**

- 1. REZN 21-003.** Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Eight Point Four-Four (8.44) Acres, Located at the Southeast Corner of State Highway MM and West Farm Road 148, From Agricultural (AG) and General Commercial (C-3) to General Commercial (C-2)

Staff Report Read by Karen Haynes

Speaking on behalf of Applicant: Dave Bodeen

Motion made by Commissioner Haun, Seconded by Commissioner Andrews.

Voting Yea: Commissioner Andrews, Commissioner Haun, Commissioner Ellis, Commissioner Hyder, Commissioner Crosby

- 2. ORD 21-001.** Public Hearing and Possible Vote to Recommend the Approval of Amendments to Sections 405.020 Definitions, 405.150 C-1 Local Commercial District Regulations, and C-2 General Commercial District Regulations

Staff Report Read by Karen Haynes

Motion made by Commissioner Andrews, Seconded by Commissioner Crosby.

Voting Yea: Commissioner Andrews, Commissioner Haun, Commissioner Ellis, Commissioner Hyder, Commissioner Crosby

- 3. ORD 21-002.** Public Hearing and Possible Vote to Recommend the Approval of Amendments to Article IV A Planned Development District

Staff Report Read by Karen Haynes

Motion made by Commissioner Haun, Seconded by Commissioner Hyder.

Voting Yea: Commissioner Andrews, Commissioner Haun, Commissioner Ellis, Commissioner Hyder, Commissioner Crosby

- 4. ORD 21-003.** Public Hearing and Possible Vote to Recommend the Approval of Amendments to Chapter 415 Sign Regulations

Staff Report Read by Chris Tabor

Speaking in Opposition: Matt Hough

Motion made by Commissioner Haun, Seconded by Commissioner Andrews.

Voting Yea: Commissioner Andrews, Commissioner Haun, Commissioner Ellis, Commissioner Hyder, Commissioner Crosby

**Other Business**

**Citizen Participation**

**Community Development Department Update**

**Comprehensive Plan Update**

**Adjournment**



Motion made by Commissioner Andrews, Seconded by Commissioner Haun.  
Voting Yea: Commissioner Andrews, Commissioner Haun, Commissioner Ellis, Commissioner Hyder,  
Commissioner Crosby

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