

Minutes – October 13, 2026
Planning Commission Meeting Minutes

There were no public hearing items on this meeting's agenda. Chairman Alan Mueller opened the meeting at 7:00 pm. Pledge of Allegiance was said. Mueller stated that the open meetings act is posted on the wall in the back of the room. Planning Commission members Tesar, Mueller, Felthousen, Church and Rayer met as advertised. Crofoot was late. Story, Staben and Dennis were absent

Approval of minutes:

A motion was made by Rayer seconded by Felthousen to approve the minutes from July 13, 2026, A voice vote followed with all voting aye. Motion carried.

Mueller introduced the item on the agenda, Amendment ZP 2026-0035, a commercial lot split. Mueller asked Zoning Administrator Chappell to explain. Chappell stated the commercial property consisted of 5.52 acres. The request was to split off 1.86 acres along the tree line. Chappell stated it did receive Beaver Lake approval. Tesar asked about the access to the 1.86 acres. It was stated there is an access with a tube which already exists. Mike Headley, the current owner of the property, stated he has a buyer for the 1.86 acres and the perspective buyer wants to put a building for personal use. A motion made by Rayer to Approve ZP 2026-0035. The motion was seconded by Tesar A roll call vote followed with the following votes: Mueller– aye; Tesar- aye, Felthousen-aye Church-aye, Rayer-aye Motion to approve carried with a 5 to 0 vote. This matter will be sent to the Board of Commissioners meeting on October 20th, 2026.

Mueller opened the 30-minute public comment portion of the meeting at 7:09 pm. Mueller requested that Chappell make an amendment to allow commercial splits to bypass the Planning Board and go directly to the Board of Commissioners. Chappell stated he is working on it. Felthousen asked Chappell if anything else is coming up. Chappell stated he is getting a lot of calls about ADU's and he is looking to do something on that. Discussion ended.

Tesar made a motion to adjourn at 7:19 pm seconded by Felthousen, A voice vote followed with all voting aye. Motion carried.

Sarah Kunkel
Recording Secretary

*These minutes will not be approved until the next Planning Commission Meeting and are subject to change.