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Planning & Zoning Meeting

July 28, 2026 5:30 p.m.
Unapproved Special Meeting Minutes

1) Call to Order; Attendance: The Planning & Zoning Special Meeting was called to Order on July 28, 2026. In Attendance: Tia Cunningham, Keith Sherburn & Bob Burns and Liaison Ben Neill.
2) Approval of Agenda: Burns made a **Motion** to approve the Agenda as written, **Seconded** by Sherburn. All voted "Aye". **Motion carried 4-0**
3) Discuss Replat of Little Elk Creek LLC: present was Rick Denief representing Don Williamson. A preliminary drawing showing lot sizes was handed out. Hoping to create a Business Park. Discussed approaches off of Sturgis Road, and how to get water to make this work. Some options were brought up. After the discussion, Planing & Zoning gave their support for the concept and Preliminary Plat will be next. They may also go to the Commissioners to discuss water.
4) Discuss Re-Zone of B&P Estates DJS Rental Properties: Present was land owner Dan Senftner. He reported that DSR is currently running under a Conditional Use Permit and he would like to re-zone to Light Industrial. He is looking into building a Privacy fence in between the property and the American Legion Property and talking to a tree company to plant trees along the back of the property. DSR is a Equipment Company that Sell, Service and Rent Equipment. Public pushback and comments from the past Public Hearings was brought up. The current Zoning is Town Center that allows housing and commercial and Senftner is looking for more stability for the business in the long term. As he left he was given a list of things needed if he plans to move forward.
5) Discuss Preliminary Plat-Whispering Meadows: Drawings of the area were shared. They plan to keep the Zoning, but break it into smaller lots. Lot 4 would be residential and Lot 5 Commercial. The type of residential was discussed because if it is Rural Residential it must be 3 acre lots and Zoning can't be changed for one year because of recent attempt to change to Commercial. Diana will check on that. Plans to put in Sidewalks, asphalt streets and curb & gutter. Plan also shows their own well and each have a septic. Preliminary Plat will be next.
6) Public Comment: None
7) Adjournment: Cunninham made a **Motion, Seconded** by Sherburn to adjourn. All voted "Aye". **Motion carried 3-0** 6:30 p.m.

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