

Planning Commission



Annual Report 2025

Contents

| | |
|---|---|
| Planning Commission Membership | 3 |
| Summary | 4 |
| Rezoning..... | 5 |
| Special Use Permits | 6 |
| Ordinance/Comprehensive Plan Amendments | 7 |
| Street and Alley Closings..... | 8 |
| Other | 8 |
| 2025 Meeting Dates | 9 |

Planning Commission Membership

Richard Baugh

Chair

Brent Finnegan

Vice-Chair

Resigned July 2025

Shannon Porter

Vice-Chair (Elected in August)

Board of Zoning Appeals Representative (Elected in August)

Appointed February 2025

Laura Dent

City Council Representative

Valerie Washington

Board of Zoning Appeals Representative

Resigned July 2025

Heja Alsindi

Kate Nardi

Resigned July 2025

Randy Seitz

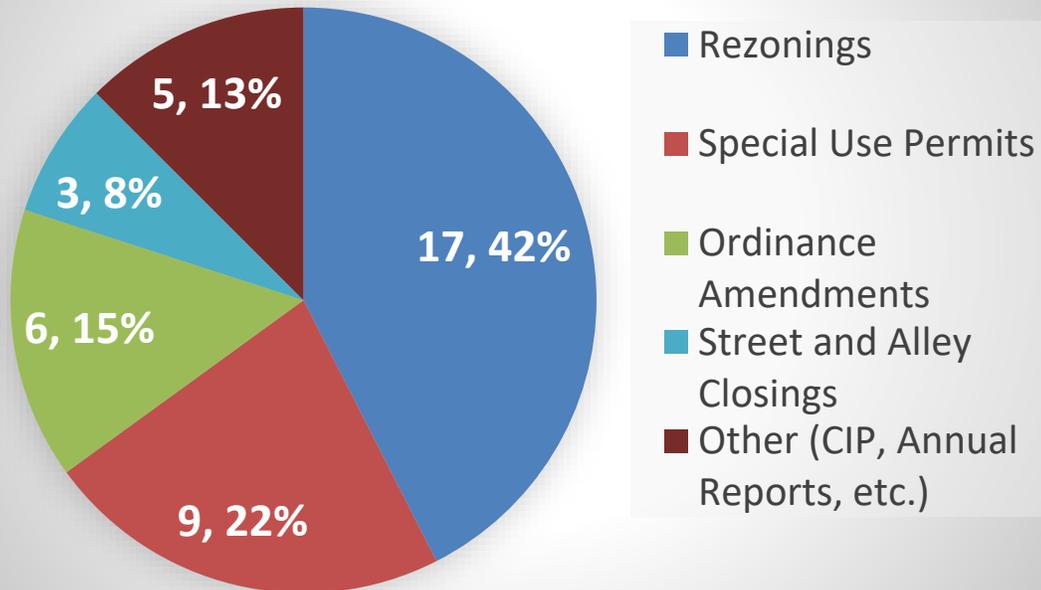
Appointed August 2025

KC Kettler

Appointed August 2025

Summary

2025 Planning Commission Activity



Rezoning

| Request | Staff Recommendation | Planning Commission Recommendation | City Council Action |
|---|----------------------|------------------------------------|---|
| 290 Lucy Dr (R-3 to R-8C) | Approval | Approval (5-0) 4/10/2024 | Approved (4-0) 2/25/2025 |
| 210, 280 & 290 W Mosby Rd (R-5C Proffer Amendment) | Approval | Approval (5-0) 2/18/2025 | Approved (5-0) 4/8/2025 |
| 1211 & 1231 Smithland Rd (R-1 to R-8C) | Denial | Denial (3-2) 3/12/2025 | Approved (5-0) ¹ 4/22/2025 |
| 532 Hawkins St (R-3 to R-5C) | Approval | Approval (5-0) 3/12/2025 | Approved (5-0) 4/22/2025 |
| 1680 Country Club Rd (M-1 to B-2C) | Approval | Approval (5-0) 3/12/2025 | Approved (5-0) 4/22/2025 |
| 380 Sunrise Ave (R-1 to R-8C) | Approval | Approval (6-0) 4/9/2025 | Approved (5-0) 5/27/2025 |
| 302 W Bruce St (R-2 to R-8C) | Approval | Approval (6-0) 5/14/2025 | Approved (4-0) 6/24/2025 |
| 865 Port Republic Rd (B-2C Proffer Amendment) | Approval | Approval (6-0) 5/14/2025 | Approved (4-0) 6/24/2025 |
| 310 West View St (R-1 to R-8C) | Approval | Approval (7-0) 6/11/2025 | Approved (4-0) 7/22/2025 |
| 810 Port Republic Rd (B-2C Proffer Amendment) | Approval | Approval (6-1) 6/11/2025 | Approved (3-1) 7/22/2025 |
| 320 S Main St (B-2 to B-1C) | Approval | Approval (6-0) 7/9/2025 | Approved (4-0) ² 11/25/2025 |
| 473 S Main St (The Link)(R-3 to B-1C) | Approval | Approval (6-0) 7/9/2025 | Tabled (5-0) ³ 8/12/2025 |
| 910 N Liberty St (M-1 to B-2C) | Approval | Approval (5-0) 9/10/2025 | Approved (5-0) 11/12/2025 |
| Bluestone Town Center (Proffer Amendment, R-7) | Approval | Approval (6-0) 9/10/2025 | Approved (5-0) 11/12/2025 |
| 2410 Reservoir St (R-3 to R-5C) | Approval | Approval (5-0) 10/8/2025 | Approved (4-0) 11/25/2025 |
| 797 Chicago Ave (Sunshine-La Morena) (R-5C proffer amendment & B-2) | Approval | Approval (6-0) 12/10/2025 | Approved (5-0) 2/10/2026 |
| 1110 N Liberty St (M-1 to M-1C & R-3C) | Approval | Approval (6-0) 12/10/2025 | Approved (5-0) 2/10/2026 |

¹ 2/12/25 PC admin closure; 2/18/25 PC Tabled (4-1); 4/8/2025 CC Tabled (5-0)

² Application initially heard on 7/9/25 (PC) and 8/12/25 (CC). Reheard due to error in advertising on 10/8/25 (PC) and 11/12/25 (CC).

³ Application initially heard on 7/9/25 (PC) and 8/12/25 (CC). Following the CC hearing it was discovered that the public hearing was not properly advertised. The public hearing in PC is expected in 2026.

Special Use Permits

| Request | Staff Recommendation | Planning Commission Recommendation | City Council Action |
|---|-----------------------------|---|-----------------------------|
| 290 Lucy Dr (to allow TH of no more than 8 units) | Approval | Approval (5-0) 4/10/2024 | Approved (4-0) 2/25/2025 |
| Boulder Ridge (Multi-family dwellings in B-2) | Approval | Approval (5-0) 3/12/2025 | Approved (5-0) 4/8/2025 |
| 1812 Erickson Ave (Multi-family in B-2) | Approval | Approval (6-0) 4/9/2025 | Approved (5-0) 5/13/2025 |
| 160 Carpenter Ln (Reduce required parking M-1) | Approval | Approval (6-0) 5/14/2025 | Approved (4-0) 6/10/2025 |
| 865 Port Republic Rd (Reduced setbacks) | Approval | Approval (6-0) 5/14/2025 | Approved (4-0) 6/24/2025 |
| 201 South Ave (Restaurants in M-1) | Approval | Approval (7-0) 6/11/2025 | Approved (4-0) 7/8/2025 |
| 810 Port Republic Rd (Reduced setbacks) | Approval | Approval (6-1) 6/11/2025 | Approved (3-1) 7/22/2025 |
| 810 Port Republic Rd (Multi-family in B-2) | Approval | Approval (6-1) 6/11/2025 | Approved (3-1) 7/22/2025 |
| 1710 Country Club Rd (Restaurants in M-1) | Approval | Approval (6-0) 8/13/2025 | Approved (4-0) 9/9/2025 |

Ordinance/Comprehensive Plan Amendments

| Request | Staff Recommendation | Planning Commission Recommendation | City Council Action |
|--|-----------------------------|---|--|
| Continuing nonconforming residential uses in M-1 & B-2 | Approval | Approval (6-0) 1/8/2025 | Approved (4-0) 4/8/2025 |
| Reduced setbacks for through lots in UR | Approval | Approval (5-0) 2/18/2025 | Approved (5-0) 5/27/2025 |
| Pet adoptions in B-1 | Approval | Approval (5-0) 3/12/2025 | Approved (5-0) 4/22/2025 |
| Inpatient Substance Abuse Treatment Facility | Approval | Approval (6-0) 10/8/2025 | Approved (5-0) ⁴ 12/9/2025 |
| Initiate Amendments for Inpatient Substance Abuse Treatment Facility | Approval | Approval (5-0) 10/30/2025 | NA |
| Initiate Amendments for Meat Processing & Storage by SUP in M-1 | Approval | Approval (5-0) 11/13/2025 | NA |
| Initiate Amendments for Reduced setbacks in R-8 by SUP | Approval | Approval (5-0) 11/13/2025 | NA |
| Initiate Amendments for Sign Regulations | Approval | Approval (5-0) 11/13/2025 | NA |
| Meat Processing & Storage by SUP in M-1 | Approval | Approval (6-0) 12/10/2025 | Approved (5-0) 2/10/2026 |
| Reduced setbacks in R-8 by SUP | Approval | Approval (6-0) 12/10/2025 | Approved (5-0) 2/10/2026 |

⁴ (PC) Original Public Hearing 10/8/25; (PC) Motion to Initiate ZOA 10/30/25; (PC) Public Hearing 11/13/25

Street and Alley Closings

| Request | Staff Recommendation | Planning Commission Recommendation | City Council Action |
|-----------------------------------|-----------------------------|---|------------------------------|
| Adjacent to Newtown Cemetery | Denial | Approval (4-2) 5/14/2025 | Approved (4-0) 6/24/2025 |
| Adjacent to 291 & 295 Franklin St | Approval | Approval (5-1) 5/14/2025 | Approved (4-0) 6/10/2025 |
| Alley Adjacent to 530 N Main St | Approval | Approval (6-0) 9/10/2025 | Approved (5-0) 10/14/2025 |

Other

| Request | Staff Recommendation | Planning Commission Recommendation | City Council Action |
|---|-----------------------------|---|-----------------------------|
| Revised Rules of Procedure | Approval | Approval (6-0) 1/8/2025 | NA NA |
| Capital Improvement Program | Approval | Approval (5-0) 2/18/2025 | Approved (5-0) 3/25/2025 |
| 2024 Planning Commission Annual Report | NA | Approval (6-0) 4/9/2025 | Received NA |
| 2024 Community Development Annual Report | NA | Received 4/9/2025 | NA NA |
| 215 Pleasant Valley Rd (School Parking Pleasant Valley) | Approval | Approval (7-0) 6/11/2025 | NA NA |

2025 Meeting Dates

January 8, 2025

July 9, 2025

February 12, 2025

August 13, 2025

March 12, 2025

September 10, 2025

April 9, 2025

October 8, 2025

May 14, 2025

October 30, 2025 Special Meeting

June 11, 2025

November 13, 2025

December 10, 2025