



MINUTES  
PLANNING AND ZONING COMMISSION  
PUBLIC HEARING  
August 10<sup>th</sup>, 2021 AT 6:00PM  
22 W 2ND ST. EAGAR

Chair Shawna Murphy called the meeting to order and welcomed those in attendance. Commissioner Brenda Ciminski was excused from the meeting. Chair Murphy led the Pledge of Allegiance and Commissioner Muth offered the invocation.

Commission Present: Shawna Murphy  
Jimi Hammond  
Ron Shepherd  
Joe Sitarzewski  
Dan Muth  
Deanna Davis

Commission Excused: Brenda Ciminski

Staff Present: Matthew Mears, Town Manager  
Britney Reynolds, Community Development Coordinator

**ITEM #5 PUBLIC COMMENTS: None**

**ITEM #6 CONSIDERATION OF THE JULY 13<sup>TH</sup>, 2021 MINUTES**

Commissioner Dan Muth abstained from vote as he was not present for July 13<sup>th</sup>, 2021 meeting. Commissioner Jimi Hammond made a motion to accept the July 13<sup>th</sup>, 2021 minutes with commissioner Joe Sitarzewski second; all were in favor, motion carried unanimously 5-0.

Vote: Ayes: Shawna Murphy  
Joe Sitarzewski  
Ron Shepherd  
Jimi Hammond  
Deanna Davis

Abstain: Dan Muth

CONVENE TO PUBLIC HEARING

**ITEM #7 PUBLIC HEARING ON CONDITIONAL USE PERMIT CU2021-9**

A Conditional use permit application for the property known as 338 E. 7<sup>th</sup> Lane also known as parcel #104-42-014 to allow for living in a recreational vehicle until home can be installed in a RMH-7 zoned area.

Applicant was not in attendance. Before staff recommendations were asked for, chair Shawna Murphy wanted to address potential issues with needing to approve so many of these types of CUP's in the last few months and ensure all were in agreeance on conditions. First condition is for the permit to only be good for one year or until Certificate of Occupany is obtained if prior to one year mark. Commission stated that if it

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**ITEM #11 PUBLIC HEARING ON A ZONING AMENDMENT RZ2021-1**

This permit would have the effect of zoning parcel #104-19-001E at the corner of School Bus Rd and Central Ave from AG to Commercial.

Commissioner Dan Muth abstained from this item due to conflict of interest. Jennifer and Tony Harris, representing Doug Gardner their business partner, were in attendance as the applicant. They stated they would like this changed from AG to Commercial (C-1) for future development opportunities. Staff recommended this change as it does align with the General Plan of the town. There were two residents against the changing of this zoning.

**ITEM #12 DISCUSSION AND CONSIDERATION OF ITEM 11**

Commissioner Ron Shepherd moved to approve RZ2021-1 having the effect of zoning parcel #104-19-001E at the corner of School Bus Rd and Central Ave. from AG to Commercial. Commissioner Jimi Hammond seconded; all were in favor, motion carried unanimously 5-0.

Vote:	Ayes:	Shawna Murphy Ron Shepherd Joe Sitarzewski Jimi Hammond Deanna Davis
	Nays:	None
	Abstain:	Dan Muth

**RECONVENE TO REGULAR MEETING**

Chair Shawna Murphy closed the public hearing.

**ITEM #13 REPORTS**

**ITEM #14 ADJOURNMENT**

Chair Shawna Murphy moved to adjourn the meeting [6:39 p.m.].

Chair signature: \_\_\_\_\_

*Shawna Murphy*

Director signature: \_\_\_\_\_

*[Signature]*

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