

Planning Commission



Annual Report 2025

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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

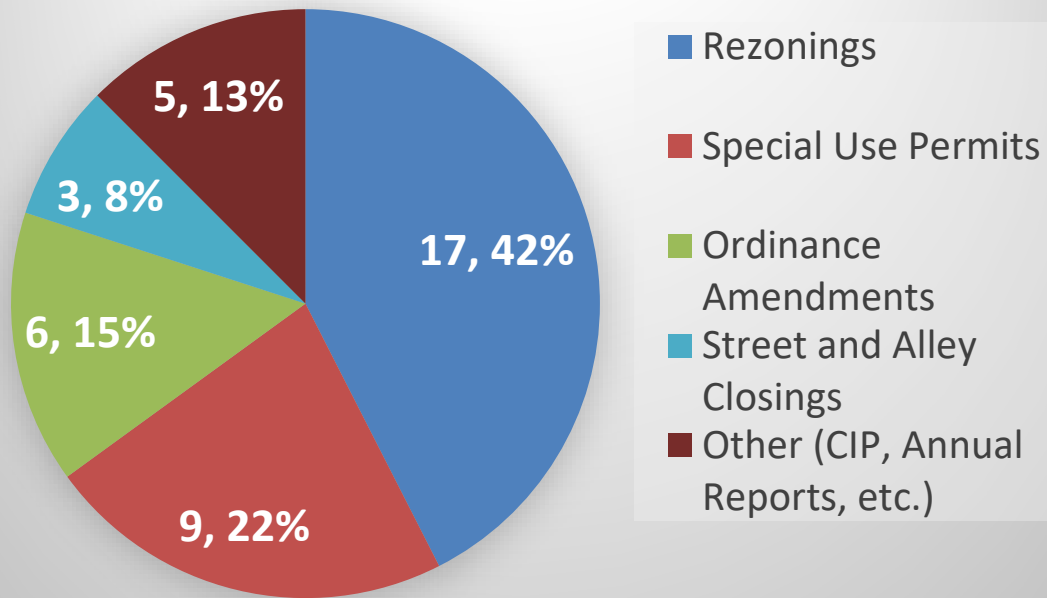
Appointed August 2025

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