

**Genola Town  
Planning Commission Meeting Minutes  
August 2, 2025**

**Planning Commission Present:** Chairman Avery Fitzgerald, Commissioners: Bruce Nieveen, Mike Maughan, Brent Carter

**Absent:** Commissioner Norm Beagley & Vice – Chair Daron Hughes

**Staff Present:** City Recorder Lucinda Thomas, Deputy Clerk Nicole Preston

**Public Present:** Nick Childs, Cody Christensen, Malory Calloway, Miranda Ericksen-Vail, Brian Sttuz, Ben Carson

**1. Chairman Avery Fitzgerald called the meeting to order at 7:00pm.**

- a. Commissioner Mike Maughan gave the opening prayer
- b. Commissioner Brent Carter led the pledge of allegiance.
- c. Public Forum – there was no one signed up for the public forum

**AGENDA ITEMS:**

**2. Approval of Minutes for July 10, 2025**

- a. The council decided to skip this agenda items as the minutes were not attached to the agenda packet. They will look at them next month.

**3. Discussion and possible action on a proposed site plan for Cody Christensen located at approximately 554 S 460 W in the Mecham Meadows Subdivision Plat A Lot 8 Parcel #67.210.0008.**

- a. The commission went through the site plan checklist and found that the site plan met all requirements.
- b. Commissioner Mike Maughan made a **Motion** to approve the site plan for a new home for Cody Christensen located at approximately 554 S 460 W in the Mecham Meadows subdivision Plat A Lot 8. Commissioner Bruce Nieveen **Second** and the motion **Passed** all in favor.
  - i. Avery Fitzgerald – YES
  - ii. Daron Hughes – absent
  - iii. Norm Beagley – absent
  - iv. Brent Carter – YES
  - v. Bruce Nieveen – YES
  - vi. Michael Maughan – YES

**4. Discussion and possible action on a proposed site plan for a new home for Brian and Shalene Stutz located at approximately 90 N Sunset Lane in the Ewell Subdivision Plat A Lot 12 Parcel #38.321.0012**

- a. The commission went through the site plan checklist and found that it met all the requirements. There was questions, that were resolved concerning the location of the secondary water connection which is in the back of the property. That was resolved and they determined that unless strawberry highline required to move it then we would worry about it then.

- 47 b. Commissioner Mike Maughan made a **Motion** to approve the site plan for a new  
48 home for Brian and Shalene Stutz located at 90 N Sunset Lane in the Ewell  
49 Subdivision Plat A Lot 12 Parcel #38.321.0012. Chairman Avery Fitzgerald  
50 **Second** and the motion **Passed** all in favor.

- 51 i. Avery Fitzgerald – YES  
52 ii. Daron Hughes – absent  
53 iii. Norm Beagley – absent  
54 iv. Brent Carter – YES  
55 v. Bruce Nieveen – YES  
56 vi. Michael Maughan – YES  
57

58 **5. Discussion and possible action on proposed site plan for an accessory building**  
59 **for Ben Carson located at 923 N 350 E in the Genola Meadows Subdivision Plat A**  
60 **Lot 8 Parcel #40.401.0015.**

- 61 a. The commission went through the site plan checklist and found that the site plan  
62 was missing the scale.  
63 b. Commissioner Brent Carter made a **Motion** to approve the site plan for the  
64 accessory building for Ben Carson located at 923 N 350 E in the Genola  
65 Meadows Subdivision Plat A Lot 8 with the contingency that they add the scale.  
66 Commissioner Bruce Nieveen **Second** and the motion **Passed** all in favor.

- 67 i. Avery Fitzgerald – YES  
68 ii. Daron Hughes – absent  
69 iii. Norm Beagley – absent  
70 iv. Brent Carter – YES  
71 v. Bruce Nieveen – YES  
72 vi. Michael Maughan – YES  
73

74 **6. Discussion on whether a water report should be required for the Vail Subdivision.**

- 75 a. The commission discussed the need for a water report on this property and it  
76 was decided that even though there is a small risk of flooding in this area it was  
77 great enough to require the water report.  
78 b. Chairman Avery Fitzgerald made a **Motion** to not require a water report for the  
79 vail subdivision. Commissioner Mike Maughan **Second** and the motion **Passed**  
80 all in favor.

- 81 i. Avery Fitzgerald – YES  
82 ii. Daron Hughes – absent  
83 iii. Norm Beagley – absent  
84 iv. Brent Carter – YES  
85 v. Bruce Nieveen – YES  
86 vi. Michael Maughan – YES  
87

88 **7. Discussion on possible recommendations of names to fill a vacancy on the**  
89 **planning commission.**

- 90 a. Chairman Avery Fitzgerald asked if anyone had any recommendations for  
91 names to submit to Mayor Brown for his consideration for a new planning  
92 commission member to fill the vacancy left by Melissa Scott's resignation. No  
93 one had any recommendations at the time, and they were instructed to let the

- 94 office know and they would pass them onto the Mayor if they came up with  
95 anyone.  
96 b. 36:13  
97

98 **8. Commission Comments**

- 99 a. Chairman Fitzgerald stated that he spoke with Mayor Brown and that he would  
100 like to see the changes made where as long as there are no other utilities in the  
101 easement that residents should be able to build there. This agenda item is not  
102 on the agenda tonight because he wanted a full commission present and the  
103 town attorney before decisions are made. It was discussed that it would need to  
104 be verified that there isn't other utilities including secondary water, and often  
105 those lines aren't known.  
106

107 **9. Motion to Adjourn**

- 108  
109 a. Commissioner Brent Carter made a **motion** to adjourn. Chairman Avery  
110 Fitzgerald Second and the motion Passed all in favor.  
111 i. Avery Fitzgerald – YES  
112 ii. Daron Hughes – absent  
113 iii. Norm Beagley – absent  
114 iv. Brent Carter – YES  
115 v. Bruce Nieveen – YES  
116 vi. Melissa Scott – absent  
117 vii. Michael Maughan – YES  
118 b. The meeting was adjourned at 7:47pm  
119

120 Minutes prepared by Deputy Clerk Nicole Preston  
121  
122

123 Approved on: September 4, 2025  
124

Lucinda Thomas  
Lucinda Thomas, City Recorder