

**Huntington City Planning Commission
Minutes
November 13, 2025**

The Huntington City Planning Commission met at a public meeting November 13, 2025 at Huntington City Hall located at 20 South Main Street. The meeting started at 5:30 p.m.

Item #1 – Roll call included the following attendance record:

Commission Chair: Don Gordon (excused)

Commission Members: Trevor Cowley (excused), Patrick Fehlberg, Shantelle Kay, Stacy McElprang

Alternate: Brad Hansen

City Council: Tom Kay

Zoning Administrator/Code Enforcement: Gary Arrington

City Recorder: Brandy Wagner

Item #2 – Approval of October 9, 2025 minutes

SHANTELE KAY MOVED TO APPROVE THE SEPTEMBER 11, 2025 MINUTES; MOTION SECONDED BY STACY MCELPRANG AND CARRIED.

Item #3 – Discuss/approve/deny: Davis Fence Variance Request

Gene and Laura Davis requested a variance to allow a 6' chain-link fence along the front of their property at 85 North 100 West, in place of the ordinance-allowed 4' front fence. They also plan to install a cedar fence around the remainder of the lot. The Davises stated the taller fence is needed for security and to contain their dogs. They noted that various types of fencing and landscaping around town already create similar or greater obstructions. They said they consulted with **Gary Arrington**, who they believe indicated a 6' chain-link fence would be acceptable. Bill Jensen was reportedly present at that discussion.

Commission members expressed concerns about visibility, especially for right-hand turns at the corner.

Brad and Stacy both indicated that obstruction is their primary concern. The Davises said they are willing to sign a written agreement not to add slats or landscaping that would create visual barriers.

Patrick stated this was the Commission's first official review of the request and that a decision will be made at the December Planning & Zoning meeting.

Item #4 – Discuss/approve/deny: 9-8 Section

With no public present at the public hearing to offer comments or recommend changes, the Commission discussed whether they were satisfied with the previously proposed amendments. They noted one wording adjustment in Section K, changing "Residents with a building permit" to "Residents with a current building permit." **BRAD HANSEN MOTIONED TO SEND 9-8 SECTION TO CITY COUNCIL; MOTION SECONDED BY STACY MCELPRANG AND CARRIED.**

Item #5 – Discuss/approve/deny: Fillmore Conditional Use Variance Request

A letter from **Lee Fillmore** was read into the record. **Patrick** recommended asking the resident to attend a future meeting so the Commission could clarify details of the request. Zoning Administrator **Gary Arrington** explained that the resident is currently living in an RV on the property and wants to bring in an additional single-wide trailer to live in while remodeling the existing single wide. **Brad** questioned why the resident needs a second trailer instead of living in the one being moved in. Gary stated the resident is already committed to the remodel, but it is taking longer than expected. Patrick confirmed with Gary that the existing trailer is a single wide, and Gary noted the trailer being brought in "looks nice but is older." Patrick also emphasized that multiple variances would be required. The Commission expressed concern that the "temporary" trailer may become permanent. They discussed the option of requiring a bond to

ensure the temporary unit is removed once the remodel is complete. They agreed to ask the City Attorney whether a bond requirement is allowed. **Stacy** commented that the intent of the variance is to help the residents. **SHANTELE KAY MOTIONED TO TABLE THE ITEM PENDING LEGAL FEEDBACK; MOTION WAS SECONDED BY BRAD. VOTE: SHANTELE – AYE; BRAD – AYE; STACY – NAY. MOTION CARRIED.**

Item #6 – Discuss/approve/deny: Preliminary Subdivision Request Review

The location of the subdivision and lot sizes were discussed. **Stacy** asked if the developer is selling lots or homes and **Gary** replied just lots. **Patick** inquired if any of the lots had been presold, Gary replied no. Patrick asked who was responsible for utilities and roads within the subdivision. Gary replied that the city would not be responsible for the roads either the buyer or property owner would do the utilities. Patrick is concerned with roads not developed that lots will not sell. Patrick also inquired where the nearest water line is, and Gary replied it was on 400 East. Commissions main concerns are the roads; they are on board for more lots to sell in town. A public hearing needs to be held in December, along with inviting the property owner to answer the commissions questions at the December Planning meeting.

Item #7 – Chapter 2 Board and Commissions

Planning and Zoning can only make changes in the code book under chapter 9; Chapter 2 would fall under City Councils discretion. They decided to start at the first of the chapter with 9-1 and 9-2.

Item #8 – Agenda Items for December 11th meeting

Davis Fence Variance Request

Communication from City Attorney in regards to Fillmore Conditional Use Variance Request
Subdivision Request

Item #9 – Adjournment

BRAD HANSEN MOVED TO ADJOURN; MOTION SECONDED BY STACY MCELPRANG AND CARRIED. THE MEETING WAS ADJOURNED AT 6:35 P.M.

Brandy Wagner, Huntington City Recorder