

JOSEPH TOWN PLANNING COMMISSION MEETING  
January 27, 2026

PRESENT:

Commission members: Vic Middleton, Doug Nowell, Brent Parker, Ed Payette, and Peggy Smith.

EXCUSED: Sue Gestring

GUESTS: None

The meeting was held at the Joseph Community Center and called to order by Ed Payette at 6:59 p.m.

APPROVAL OF MINUTES: **Motion:** Motion by Vic to accept the minutes of the November 25, 2025 meeting. Passing vote – all. Against vote – none.

AGENDA ITEMS:

- Meeting time change: **Motion** by Peggy to change meeting time to 5:00 p.m. **Motion** seconded by Vic and passed unanimously. Effective February 2026, Planning Commission meetings will be held at 5:00 p.m. at the Joseph Community Center.
- Building application review process: Vic completed an independent review of the application and plot plan submitted by Karl Pieper on the homes under construction on 100 South. Missing and incorrect items were found on the application approved by Mayor Campbell. **Motion** to invite Mayor Campbell to our February 24, 2026 meeting to discuss our part in the approval process.

DISCUSSION ITEMS:

- A zoning map was viewed. An updated map is recommended, one which will include property owner name and property numbers. When completed, a public hearing will be necessary.

FOLLOW-UP ITEMS:

Ed: invite Mayor Campbell to February 24, 2026 meeting.

Vic: Contact Tyler Timmons regarding the Planning Commission on this matter.

Peggy: Notify town clerks of meeting time change. (Done)

Zoning map update – contact Tyler Timmons.

TOWN COUNCIL REPORT – Doug Nowell:

No December meeting so nothing to discuss.

ADJOURNMENT: **Motion:** Motion by Vic to adjourn. Motion seconded by Ed and the meeting was adjourned at 7:39 pm.

  
Secretary Peggy Smith,