

Glendale Town
PLANNING AND ZONING BOARD MEETING

Wednesday March 11,2026

MINUTES

Attendance: Rulon Dutson, Swanny Jacobs, Tyler Baird **Board Chair:** Raleigh Franklin

Call to Order: The meeting was called to order by Rulon Dutson at 7:00pm

Previous Monthly Minutes:

N/A

Monthly Expenses and Financials:

N/A

ADMINISTRATIVE ITEMS:

1: LOT COMBINATION FOR KADE IVERSON, ZONE CHANGE DISCUSSION

The immediate plan was to vote on a lot combination, with the more complex process of sending out letters and rezoning scheduled for the following month. The discussion focused on a proposal to join two pieces of property, which presents a challenge because the parcels have different zoning classifications. The bottom parcel is currently zoned as commercial, and the upper, skinny parcel is residential. It was determined that the zoning on one parcel would need to be changed before the two could be legally joined. The discussion also touched upon the history of the property and previous activities. It was determined that one parcel is residential agriculture, but the commercial zoning status was uncertain, leading to questions for the applicant.

Kade Iverson was not present and was reached via phone call from Lori Jensen. The applicant, Kade Iverson, was asked about the lot combination and zone change request. Kade Iverson confirmed that combining the two lots would require the entire parcel to be commercial, as one part is already commercial and the back 30 feet, the skinny piece, is residential. There appeared to be no recorded rights-of-way, and the title searches showed nothing, though technically one should exist due to existing power lines. The applicant was informed that a fee must be paid to cover the costs of posting the combination and sending out certified letters. The letters were scheduled to be prepared by the 23rd, sent out by the 24th, to ensure the 14-day notice requirement is met before the next planning and zoning meeting. The applicant was instructed to fill out an application and pay the required fee once the correct form is identified. Completing this step will initiate the process of posting and scheduling a future meeting. The discussion then turned to speculating why the property might have been divided into two zones, suggesting that maybe it was never officially recorded or that certain Main Street lots are broadly classified as commercial. The discussion concluded with a note that for the next meeting, more information is needed from Kade Iverson regarding the activities, permits, and issued permits for the property, as they could not currently locate any permits other than electrical. Planning and Zoning chair council member Raleigh Franklin will take the motion that was passed by p&z to the town board to be approved. It will then come back to p&z next month for a hearing and approval of lot combo.

Approved through planning and zoning. Motion seconded. All in favor voted 'AYE' – **MOTION PASSED.**

Motion made to adjourn. All in favor voted 'AYE' --**Adjourned.**