



PLANNING COMMISSION

April 29, 2026

City Council chambers at 38 West Center Street

Start Time: 6:00

Roll Call: Commissioners Thomas Bore, Vern Miller, Ardella Peterson, Steven Sautler, and Jill White were present.

Others Present: City Administrator Dennis Marker, City Treasurer Mandi Buege, Josh Flake

Invocation/inspirational thought provided by Commissioner Miller

Pledge of Allegiance was led by Commissioner White

Public Forum

No Public comments were received.

Discussion and Possible Action items

Conditional Use Permit – JL Construction Mixed Use Development at 700 South Main

City Administrator Dennis Marker introduced the application for a mixed-use development on 20 acres zoned RC (Residential/Commercial), noting that state law requires the commission to look at reasonable impacts and mitigation based only on existing city codes. He presented a four-page memo from the city engineer, Kelly Chappell, outlining 16 potential impact areas, including traffic, water demand, and sewer capacity.

Applicant Josh Flake provided an overview of the project, which includes 80 townhomes, 120 apartment units (if three stories), a hotel, and retail space. Key discussion points included:

- **Phasing:** The project is planned in four to five phases, starting with the northeast portion and commercial lots to generate revenue for expensive utility improvements.
- **Utilities and Infrastructure:** There are concerns regarding sewer gravity flow at the west end and the need for water line looping to handle demand. 700 South would need to be fully built and paved.
- **Code and Design:** Flake requested a code amendment for garage sizes (one car instead of two) to maintain affordability around the \$300,000 mark. Discussion also touched on building heights, with a potential conflict between land use height restrictions and fire code safety requirements.

- Economic Impact: The development is expected to generate significant Transient Room Tax (TRT) from the hotel and provide space for small businesses currently operating out of homes.

Commissioner Saulter made a motion to forward to city council for review with the studies conducted by the city engineer, adding requirements for an economic study and the resolution of any property line disputes. The motion was seconded by Commissioner Miller.

The vote was unanimous in favor.

Discussion

Due to time constraints and a following joint session with the City Council, no other agenda items (Miscellaneous Multi-Family Regulations, Lot Frontage Requirements, or General Development Standards) were discussed.

Review and approval of Minutes for the March 25th meeting

Motion to approve March 25th, 2026, minutes was made by Commissioner Saulter and seconded by Commissioner Peterson.

The vote was unanimous in favor.

General Discussion and Staff Reports

Adjournment

Motion to adjourn by Commissioner Miller and seconded by Commissioner Saulter.

The vote was unanimously approved

The meeting was adjourned at **7:20 P.M.**

Prepared by: 
for Mandi Buege
City Treasurer

Approved: 
Debbie Greener
Commission Chair