

Huntington City Planning Commission

Minutes

August 13, 2026

The Huntington City Planning Commission met at a public meeting August 13, 2026 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:

Commission Members: Patrick Fehlberg, Shantelle Kay, Stacy McElprang, Josh Wagner

Excused Commission Members: Brad Hansen

Alternate: Theron Lee

City Council: Tom Kay

Zoning Administrator/Code Enforcement: Jessica Lee

City Recorder: Brandy Wagner

Item #2 – Election of Chair and Co-Chair

Patrick Fehlberg, acting Co-Chair, opened nominations for Chair and Co-Chair. **Josh Wagner** nominated Patrick Fehlberg for Chair, and **Shantelle Kay** seconded the nomination, with no objections it carried.

Josh Wagner nominated **Stacy McElprang** for Co-Chair, and **Shantelle Kay** seconded the nomination, with no objections it carried.

Item #3 – Approval of July 9, 2026 Minutes

STACY MCELPRANG MOVED TO APPROVE THE JULY 9, 2026 MINUTES; MOTION SECONDED BY JOSH WAGNER AND CARRIED.

Item #4 – Oath of Office: Theron Lee

The Oath of Office was administered to Theron Lee by City Recorder Brandy Wagner.

Item #5 – Public Hearing

STACY MCELPRANG MOTIONED TO MOVE INTO A PUBLIC HEARING; MOTION SECONDED BY SHANTELLE KAY AND CARRIED.

- a. Proposed Ordinance O-2026-8 – An ordinance amending Chapter 7-5-2 (Outside-Boundary Culinary Water Connections) and Chapter 9-14 (Annexation) of the Huntington City Code regarding the conveyance of water shares.

No Public Comment

SHANTELLE KAY MOTIONED TO EXIT THE PUBLIC HEARING; MOTION SECONDED BY THERON LEE AND CARRIED.

Item #6 – Discuss/approve/deny: Recommendation to City Council regarding proposed Ordinance O-2026-8

JOSH WAGNER MOTIONED TO RECOMMEND ORDINANCE O-2026-8 TO CITY COUNCIL; MOTION SECONDED BY STACY MCELPRANG AND CARRIED.

Item #7 – Hector Aviles – Business License Conditional Use Request

Jessica Lee explained that Hector Aviles was requesting to operate a vehicle dealership from his residence in a residential zone. At the Commission's May meeting, conditional use approval was granted with the stipulation that vehicles be stored in the existing building or that a fence be installed. At that time, Mr.

Aviles indicated the vehicles would primarily be purchased for his concrete business and occasionally for family use, with vehicles stored on the property for no more than thirty (30) days.

Jessica explained that updated State dealership requirements, effective October 2025, have resulted in additional requirements. **Patrick** noted that the State requires a separate permit office, a minimum twenty-four (24) square-foot sign, fencing, and compliance with lighting requirements. The City currently allows only a four-foot sign. **Mr. Aviles** stated that the State had previously inspected and approved his property, temporary office, and sign for his dealership license. He now intends to keep the dealership at the property on a long-term basis.

Patrick suggested that rezoning the property from residential to commercial may be in Mr. Aviles's best interest. Jessica also suggested using Mr. Aviles's existing business property and dividing the property between the dealership and concrete business, which would require fewer improvements to meet State requirements. Mr. Aviles agreed this may be a good option.

The Commission asked Mr. Aviles to make neighboring residents aware of the proposed lighting and to provide a property map showing the proposed layout of the two businesses. Mr. Aviles will return in September with the requested information and seek a recommendation to the City Council.

Item #8 – Discuss/approve/deny: Short-Term and Vacation Rentals

Brandy presented the Commission with the working draft of the revised Short-Term and Vacation Rental regulations, incorporating the changes discussed at the July meeting. **JOSH WAGNER MOTIONED TO APPROVE THE SHORT-TERM AND VACATION RENTALS AS AMENDED; MOTION SECONDED BY SHANTELE KAY AND CARRIED.**

The commission then reviewed the Short-Term and Vacation Rental application and suggested one language change.

Item #8 – Agenda Items for September 10th meeting

- A. Hector Aviles – Map and Review Variances
- B. Public Hearing for Short-Term and Vacation Rentals proposed Ordinance
- C. Discuss manufactured home noncompliance

Item #9 – Adjournment

STACY MCELPRANG MOVED TO ADJOURN; MOTION SECONDED BY THERON LEE AND CARRIED. THE MEETING WAS ADJOURNED AT 7:04 P.M.

Brandy Wagner, Huntington City Recorder