

Discussion/Action

Discussion/Action – First Draft of the Master Plan continued

Commissioners reviewed and discussed the first draft, consisting of approximately 101 pages. Discussion was held on changing Agricultural Property to Edge Residential or R-1 Rural Residential, based off from decisions on the zoning districts. New state laws on dividing Agricultural land will go into effect in March 2026.

Land Divisions and Lot Line Adjustments were discussed. Further discussion will take place on this as we get closer to the Final Draft, and upon discussion and review of the changes that will need to be applied to the Zoning Ordinances.

The current minimum square footage requirement per the city ordinance was discussed for change to allow for new homes with less square footage requirements and “Tiny Homes.” This will allow people to build new affordable smaller homes. Further discussion will take place next month.

Discussion-Initial Zoning Ordinance Rewrite Discussion

A rewrite of the zoning ordinances was discussed briefly. Further discussion will take place during the March 2026 meeting.

Discussion/Action-2025 Planning Commission Annual Report

Planning Director Victor Vuong presented the 2025 report.

Motion by Commissioner LaCross with second by Commissioner Prins to forward the plan to the city Council with recommendation to approve and receive and file. Motion carried unanimously.

Planning Commission Information

The following information was provided to the Commissioners:

- *November 2025 – City Council Meeting Minutes*
- *November 2025 – Fire Authority Meeting Minutes*
- *November 2025 – Permits*
- *December 2025 – City Council Meeting Minutes*
- *December 2025 – Downtown Development Authority Meeting Minutes*
- *December 2025 – Fire Authority Meeting Minutes*
- *December 2025 – Permits*
- *January 2026 – City Council Meeting Minutes*
- *January 2026 – Fire Authority Meeting Minutes*
- *January 2026 - Permits*

Planning Director Comments

Planning Director Victor Vuong thanked the Commissioners and Mr. McManus from McKenna for attending the meeting tonight.

Planning Commissioner Comments

Chairperson Heinz stated that he has received several complaints from residents about the sour milk odor from the Dairies and the Railroad Crossing on Eastmanville that need to be repaired. City Manager Dennis Luce has been working with the Dairies on the odor, and the Railroad Crossing will be getting repairs in 2026.

ADJOURN

Chairperson/Commissioner Michael Heinz adjourned the meeting at 8:06 P.M.