

# Planning and Zoning Commission

Regular Meeting

City Hall

February 5, 2025 6:00 p.m.

Minutes

**Call to Order:** The regular planning and zoning meeting was called to order by Chairman Aherin at 6:00 p.m.

**Roll Call:** Present at the meeting were commissioners Anita Falen, Jeremy Mayer, Doug Bennett, Darrel Aherin, Travis Pannel, James Mader, and John Lee; and City Clerk Nikki Pew.

**Approval of Minutes:** James asked about the third sentence in the minutes. Nikki said that was a clerical error and the minutes will be corrected to show that the variance request is for the front of the property. Motion made by Doug to approve the minutes; second by James. **Voice Vote: ayes.**  
**Motion Carries.**

## New Business

**New Commissioner Introduction and Training:** Jeremy Mayer introduced himself to the group. He has been a long time resident of Genesee and works at a title company. Nikki provided all of the commissioners with a paper providing the roles and responsibilities of the planning and zoning commission and rules for orderly meetings to assist with training new commissioners.

**806 Genesee Ave - Lot Division:** The McNeills were present at the meeting – Darrel looked at the map to confirm the property lines. Darrel asked if there is a street that butts into that property. Jeremy provided a plat map to show the property. Lime street is at the very north side of the property. Darrel says the way the property slopes a home may be below the current utilities. The owners plan to build closer to the back side of the property. The lot that is marked to be split and sold is about .75 of an acre. The subdivision rule is that if they divide the property more than once it becomes a subdivision.

James and Doug will abstain from voting on this decision due to their proximity to the property in question.

Motion made by John Lee to accept the property division; seconded by Travis. **Voice Vote: ayes 5 and 2 abstain. Motion carries.**

James let the McNeills know there is a water meter on the property they are wanting to subdivide. They are only selling the one piece to help with building costs.

**Motion made by James to adjourn; seconded by John and Travis at 6:26 p.m. Voice Vote: ayes.  
Motion carries.**



**Darri Aherin, Chairman**



**Nikki Pew, City Clerk/Treasurer**