

City County Planning Board Meeting

Date: January 12th, 2026

Location: City Chambers

Time: Public Hearing opened at 7:00 PM; Regular Meeting called to order at 7:02 PM

Absent: Erin McCleary, Alyssa Pitsch – Secretary (out sick)

Vacant Seat: Mayor Appointed seat

1. Call to Order (7:00 PM)

The regular meeting of the City–County Planning Board was called to order at **7:00 PM** by the acting chairperson Corrina Kirschenmann-Kuntz.

2. Public Hearing (Opened 7:00 PM)

Newcombe & Somes Variance Request

Applicant: Joseph Newcombe and Nicholas Somes. Sara Somes representing brother.

Request: allow the two homes currently on the property to be rebuilt if destroyed.

- Property: Zoned R1. Single Family Residential. 210 E 7th St. Legal description: Lot 1, Block 8, Hardin Fourth Addition, in Section 23, Township 1, South Range 33 East.

Additional Notes:

- City Council previously tabled the variance request and referred it back to the Planning Board due to additional neighboring properties being added to the notification list.
- Mandeville confirmed that all required parties were notified. One notified individual did not reside within city limits and provided no comments on the property. No additional concerns were raised.

3. Approval of Minutes for 12/08/2025

- Motion: Taylor Sidwell
 - Second: Bill Hodges
 - **Approved unanimously**
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4. Financial Statements as dated 11/30/2025

- Motion: Karla Roods
 - Second: Taylor Sidwell
 - **Approved unanimously**
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5. Old Business

5.1 Subdivision Regulations:

Subdivision Regulations were tabled during the City Council meeting to allow time for corrections (including page numbering) and further review. Discussion included concerns regarding the age of trailers within subdivisions. Further discussion will occur during zoning updates.

5.2 Mayor Appointed Position & City Council Appointed Position

Corrina Kirschenmann-Kuntz was reappointed to serve an additional two-year term by City Council. No applications were received for the Mayor's appointed position. If no applicants come forward, a City Council member will be requested to fill the position.

6. New Business

6.1 Zoning Update

Discussion was held regarding updates to zoning regulations. The exact date of the last comprehensive update is unclear, though revisions have occurred over time.

Notes of Discussion:

- Addition of accessory dwelling units to comply with statute
- Revising terminology to reference mobile homes rather than manufactured homes to meet statutory requirements
- Clarifying that modular homes are defined as manufactured homes
- Removing mobile home parks from subdivision review and instead addressing them as conditional use permits with standard review
- Cross-referencing relevant sections and establishing a minimum permitted height of 30 inches
- Categorizing campgrounds under travel trailer regulations
- The Loves RV Park would no longer be considered a subdivision under local zoning, though it remains regulated as such under DEQ requirements and would require a conditional use permit.

Motion to continue the zoning update packet and proposed changes, was made by LarryVandersloot, seconded by Karla Roods. Motion passed.

Mandeville will prepare a public hearing notice and forward it to Alyssa for publication. The packet has been sent to the City Attorney. City personnel will be updated, and City Council will be prepared for further discussion.

6.2 Newcombe & Somes Variance Request

Single ownership, without splitting into two separate lots.

Motion to approve was made by Larry Vandersloot, seconded by Bill Hodges. Motion passed.

6.3 Mr.Hodges is in charge of this meeting

Bill Hodges will be in charge until the June meeting. Corrina will attend meetings via Zoom.

6.4 Checking Signature Card Needs Update

Karla Roods will be added as the third signer on the signature card.

- Motion made by LarryVandersloot, seconded by Taylor Sidwell.
 - Motion passed.
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8. Annoucements:

- **City Council:** 1/20/2026 : Newcombe & Somes Variance Request will be on the agenda.
- **City County Planning Board:** 2/9/2026
- Michael Ebert will be unavailable for the March meeting.

8. Adjournment

- Motion: Larry Vandersloot
- Second: Taylor Sidwell
- **The meeting was adjourned.**

