

Plan Commission Minutes

Thursday February 12th, 2026

Members present: Jason Atwood, Robert Alumbaugh, Josh Brown, JD Robinson, Dave Snyder, and Tammy VanHook; David Saddler was absent.

Josh Brown called the meeting to order, then called for a motion on the previous minutes: motion was made and seconded to accept as presented, December minutes passed unanimously.

Re Organize:

Josh Brown President by JD Robinson, seconded by Robert Alumabugh passed 6-0

JD Robison Vice President by Tammy VanHook seconded and passed 6-0

Tammy VanHook Secretary by JD Robinson, seconded and passed 6-0

26-164: Developmental Plan for Builders First at 9028 N Old SR 67. The Plans are to construct a 42,000 sq ft metal building, with overhead doors, break and restroom. Facility will have natural gas, Hill Water, Town sewer and Duke electric. There will be approximately 140 employees: 100 on the first shift and 40 on the second. Josh Brown called for questions and or comments; Tammy VanHook clarified the zoning, it is zoned correctly with a type-o on the application. With no further questions or comments Josh Brown called for a motion; motion was made by Tammy VanHook to approve the Developmental Plan, seconded by JD Robinson and passed by unanimous vote.

25-157: Ordinance for Secondar Plat of a PUD-E at Bridge St and Hopkins Trail. Ross Holloway presented the changes that had been made since the special technical review in January. Tammy VanHook gave an overview of items that were discussed at the technical review that included: herself, JD, Jason, Tim, Scott, Ross and the developers. During questions and discussion, the lack of parking continues to be a concern, current plans indicate parking is allowed on one side of the street, Jason Atwood expressed concerns for short term rental language and square footage of some of the smaller units. JD Robinson addressed 9-foot driveways; Tim Bennett spoke about the proposed setbacks. A gentleman from the audience also spoke on the shorter driveways stating they could only fit a golf cart. Ross Holloway then reviewed the items that needed additional work: parking would meet UDO even if some spaces were at the end of buildings, proper driveways, no parking on the roads, roads at 20ft wide, removal of short-term rentals, removal of

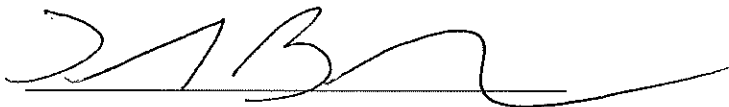
in home business, addressing the minimum square footage of each residence to be more in line with UDO standards, Ross then asked for a continuance. Tammy VanHook made a motion to allow the continuance noting all new documentation would need to be received by March 5th to be sent out and reviewed with adequate time for a March 12th meeting, The motion was seconded by JD Robinson and passed by 6-0 vote.

Tech Review committee: Tammy VanHook nominated: JD Robinson, Jason Atwood and David Saddler, motion seconded and passed unanimously.

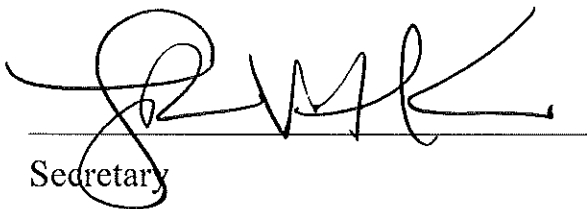
UDO committee: JD nominated: Tammy VanHook, Jason Atwood and David Saddler, motion seconded and passed 6-0. It was discussed and determined to invite Debbie Luzier to the next meeting and that if anyone had thought on UDO changes to get them to Tammy or Tim to send out to her ahead of time.

Tim Bennet presented the last two-year totals for building permits and inspections when stating thus far this year there have been 9 permits and 39 inspections.

With no further business Tammy VanHook made the motion to adjourn, motion seconded and passed.

A handwritten signature in black ink, appearing to be 'JRB', written over a horizontal line.

President

A handwritten signature in black ink, appearing to be 'JMK', written over a horizontal line.

Secretary