



Planning Commission Meeting Minutes

For the Meeting on 30 March 2026

Planning Commission Meeting Agenda

1. **Call to Order and Roll Call**
2. **Pledge of Allegiance**
3. **Approval of Previous Meeting Minutes**
 - a) February 23, 2026
4. **Old Business – None**
5. **New Business**
 - a) Case Number 2026-022: Conditional Use permit application for the retail sale of fireworks at 4304 Goodman Road West.
 - b) Case Number 2026-027: Sketch Plat for Alden Lake Section 1.
 - c) Case Number 2026-007: Conditional Use Permit for a Used Car Lot at 6641 Highway 51 North
 - d) Case Number 2026-050: Final Plat for Golden Eagle Minor Lot Subdivision.
 - e) Case Number 2026-041: Site Plan for Drive-Through Coffee Shop at 960 Goodman Road West.
 - f) Case Number 2026-011: Site Plan for Waffle House Remodel and Parking Area Revision at 865 Goodman Road West.
 - g) Case Number 2026-040: Site Plan for Preferred Industrial site expansion at 6486 Hurt Road.
6. **Other Business**
 - a) **Discussion of moving the April Planning Commission meeting to April 20th at 6pm.**
7. **Adjournment**

-- Start of the Items/Cases Portion of the Minutes --

Planning Commissioners Present – Lakita Fox (Ward 1), Stan Carroll (Ward 2), Calvin Freeman (Ward 3), Kirby Carter (Ward 4), Morris Taylor (Ward 5), Mark Crawford (Ward 6), Janice Vidal (Mayor’s Representative), and Chad Engelke (At Large)

Planning Commissioners Absent – Morris Taylor (Ward 5)

City Staff – Andrew Hockensmith, Planning Director; Billy Simco, Assistant Planning Director; Jonathan Ryan, IT Systems Engineer II

Items 1 and 2. The Chairman called the meeting to order at 6:00 p.m. All Planning Commissioners were present except Morris Taylor. The Pledge of Allegiance was led by Calvin Freeman.

3. Approval of previous Planning Commission Meeting Minutes

Motion – Carter: Approve the minutes from Planning Commission Meetings from February 23, 2026.

2nd – Freeman

Vote Passed, 5-0 (Vidal abstaining)

4. Old Business – none

5. New Business

a) Case Number 2025-022: Conditional Use permit application for the retail sale of fireworks at 4304 Goodman Road West

The Chairman announced Case Number 2026-022 and called upon the Planning Director to present the staff report. Director Hockensmith reviewed the details of the request, beginning with an aerial view of the subject property, the surrounding parcels, and the zoning designations in the area. The subject property and all surrounding properties are in the C-4 zone. The location of the proposed fireworks business is in a vacant lot adjacent to Whataburger and Wal-Mart on Goodman Road. The site plan for the fireworks business shows the placement of the tent, trailer, dumpster, camper, and restroom along the back of the gravel lot on the southeastern corner of the larger undeveloped lot. The applicant submitted a letter addressing the criteria that must be considered by the Planning Commission for approval of the conditional use for the retail sale of fireworks. In the letter, the applicant stated that the site plan calls for a “limestone CR610” parking lot. Gravel lots “may be approved for a limited time (one year) in an area that is proposed to be developed in the near future” according to item “f.” under section 3. Fireworks Sales in the code of ordinances. However, the gravel lot has existed on this site since at least 2022. Planning Staff recommended that the Planning Commission incorporate this information into their discussion of the case.

Chairman Engelke opened the floor for discussion from the Planning Commissioners. No questions or comments were asked. Shelly Wilkerson, representing the applicant, stated that the lot is not gravel, as stated in the letter, but has been paved for multiple years. Chairman Engelke opened the floor for public comments, and seeing no one present to speak on the case, closed the public forum.

Motion – Carter: After review of Case Number 2026-022, the Planning Commission recommends approval of the request for the retail sale of fireworks, at 4304 Goodman Road West, on approximately 12.3 acres, by applicant American Fireworks for a period of 5 years.

2nd – Vidal

Vote Passes, 6-0

b) Case Number 2026-027: Sketch Plat for Alden Lake Section 1.

The Chairman announced Case Number 2026-027 to be heard and called upon the Planning Director to present the staff report. Director Hockensmith reviewed the details of the request, beginning with an aerial view of the subject property, the surrounding parcels, and the zoning designations in the area. The proposed plat would separate a 1.76-acre parcel from the existing 10.6-acre site currently used for drainage below the Alden Lake dam. The existing parcel is currently zoned A-R and R-12. The proposed plat would be located within the A-R portion of the property. The Alden Lake Neighborhood to the North has R-12 zoning. The Apple Creek neighborhood to the west has A-R zoning, and the Turman Farms neighborhood to the east is part of the Turman Farms PUD. The sketch plat submitted to the Planning Commission shows frontage along Alden Lake Drive West and does not include any designated floodplain land. Planning Staff comments included the addition of easements and an emphasis on addressing drainage concerns relating to the spillway of Alden Lake. Planning Staff recommended approval of the Sketch Plat for Alden Lake Section 1 and for all data for the final plat to be added prior to consideration of the Final Plat by the Planning Commission

Chairman Engelke thanked the director for the presentation and opened the floor for discussion from the Planning Commissioners. No questions for the director or the applicant were raised.

Motion – Fox: After review of Case Number 2026-027, the Planning Commission approves the Sketch Plat for Alden Lake Section 1.

2nd – Freeman

Vote Passes, 6-0

c) Case Number 2026-050: Final Plat for Golden Eagle Minor Lot Subdivision.

The Chairman announced Case Number 2026-050 and called upon the Planning Director to present the staff report. Director Hockensmith reviewed the details of the case, beginning with an aerial view of the subject property, the surrounding parcels, and the zoning designations in the area. The subject property and the property to the West and South are zoned A-R (Agricultural-Residential) and parcels to the East are in the Ravenwood PUD. The full plat was displayed as well as a zoomed in detail of the proposed lots along Nail Road. The proposed plat shows the existing house on a lot with 10 acres with access to the existing private drive leading to Nail Road. Three lots of approximately 1.5 acres each would be created along Nail Road. Regarding the requirements in the city's current subdivision regulations, Hockensmith made comments on the section regarding drainage easements. There appears to be an important natural drainage course that runs through the property from the south side of Nail Road. The three lots are large and the applicant should comment on whether there will be adequate room to address the drainage without negatively impacting the structures in the area. There are no proposed streets on the plat; however, the driveway for the middle property could pose a traffic hazard with its location across from Jordan Drive. In summation, Planning Staff believe that this proposed plat is much safer and more

manageable than previous proposals on the site. However, there is still some hesitation regarding how the drainage and driveways will impact the area

Chairman Engelke opened the floor for discussion from the Planning Commissioners. Commissioner Carter: Regarding parking, there's not a lot of room. I'm worried about residents parking along Nail Road. Hockensmith: We are only looking at the plat right now. The conflict about street jobs comes into play with the middle lot driveway coming across from Jordan Drive. Chairman Engelke: So you can't have driveways touch each other? Hockensmith: The street jog with Jordan Drive is the problem and placement of driveways could make it dangerous. Commissioner Vidal: Should we include something about driveways in the motion? Hockensmith: No, because they are bound by the driveway regulations. Chairman Engelke asked the applicant to come forward to answer questions from the Planning Commission. Chance Walker, representing the applicant, came forward. Walker: This is a minor subdivision not a major subdivision, therefore I do not have to include engineered improvements to the site. We are not proposing improvements to Nail Road, that's why you do not see curb and gutter, but the drainage is accounted for. This is not classified as a jurisdictional conveyance, so we will add a drainage easement if that is what it takes. Commissioner Vidal: Can we add something about a drainage easement to the motion? Commissioner Carter: This is a dangerous section of Nail Road with all the blind driveways. Traffic is going to increase because of these houses. Commissioner Carroll: Were the aldermen ok with the traffic on the previous submission? Walker: They only cared about drainage, and it was approved by the city engineer. Chairman Engelke: If the drainage easement is put on the plat, the owner can still move the stream anywhere he wants.

Motion – Fox: After review of Case Number 2026-050, the Planning Commission recommends approval of the final plat as presented in this report, titled Golden Eagle Minor Lot Subdivision, by Smith Walker Engineering and Surveying.

2nd – Vidal

Vote Fails, 2-4 (Ayes – Freeman and Vidal, Nays – Carroll, Carter, Crawford, and Fox)

d) Case Number 2026-041: Site Plan for Drive-Through Coffee Shop at 960 Goodman Road West.

The Chairman announced Case Number 2026-041 to be heard and called upon the Planning Director to begin the staff presentation. Director Hockensmith detailed the site and the surrounding properties. The parcel is at 960 Goodman Road West on the former site of Caliber Collision. The zoning of the parcel and all adjoining lots is C-4. The site plan shows dual drive-thru lanes along the eastern and northern edges of the property and a small building in the center. Parking spaces for employees are located on the west side of the property. The area between the drive-through lanes and the building is shown to be completely paved. Planning Staff recommends approval of

the site plan with minor revisions including the addition of permeable greenspace to the center of the lot and a sidewalk along the property line.

Chairman Engelke thanked the director for the staff presentation and opened the floor for questions from the Planning Commission. Commissioner Carter: The double lanes make me feel better about the traffic, but the adjoining lots might be impacted or need signage to direct traffic. People will turn in off Goodman going the wrong way to park in those spots. Hockensmith: We allow directional signs to address that. The business is doing drive-through only, so parking is basically only for employees. Commissioner Freeman: How wide is the space for the Do Not Enter line? Hockensmith: 24 feet. Andrew Wilson, representing the applicant: Parking is intended for staff. If someone made a non-vehicular order, they could walk up to the building and order, but the business is not geared toward that. We don't have a problem with adding green space, but as long as there is enough room for deliveries to be made. Commissioner Freeman: Why is it not one delivery lane? No room for deliveries. Andrew Wilson: Space is tight for sure. Commissioner Carter: The truck will figure it out. The double lanes will help with traffic. Andrew Wilson: We will probably put grass along the right side of the concrete space in the middle to buffer the drive-through lanes

Motion – Carter: After review of Case Number 2026-041, the Planning Commission approves the submitted site plan for 960 Goodman Road West, by Cedar Creek Consulting, on the conditions that:

- The regular parking spaces are increased to 10 feet wide
- The north entrance is widened to 24 feet from curb to curb.
- Greenspace is increased on site.
- A 5-foot sidewalk is added to the edge of the property line.

2nd – Fox

Vote Passes, 6-0

e) Case Number 2026-011: Site Plan for Waffle House Remodel and Parking Area Revision at 865 Goodman Road West

The Chairman announced Case Number 2026-011 to be heard and called upon the Planning Director to present the staff report. Director Hockensmith reviewed the details of the request, beginning with an aerial view of the subject property, the surrounding parcels, and the zoning designations in the area. The Waffle House at 865 Goodman Road West is wanting to do a makeover of their restaurant and their parking lot. The property as well as all surrounding parcels are in the C-4 zone. The site plan submitted by the applicant represents the intended changes to the site with the best estimate of future right-of-way changes to be made by MDOT. The parking lot will feature a new landscaped island in place of a parking spot that currently has a power pole in the middle of it. Additionally, two ADA compliant parking spaces will be moved from the west

side of the property to the east side across from the entrance to the building. Façade improvements will be made to the building to provide a refreshed look

Chairman Engelke thanked the director for the presentation and opened the floor for discussion from the Planning Commissioners. No questions for the director or the applicant were raised. Commissioner Carter thanked the applicant for making ADA improvements to the site.

Motion – Carter: After review of Case Number 2026-011, the Planning Commission approves the submitted site plan as shown for 865 Goodman Road West.

2nd – Freeman

Vote Passes, 6-0

f) Case Number 2026-040: Site Plan for Preferred Industrial site expansion at 6486 Hurt Road

The Chairman announced Case Number 2026-040 to be heard and called upon the Planning Director to begin the staff presentation. Director Hockensmith reviewed the details of the request, beginning with an aerial view of the subject property, the surrounding parcels, and the zoning designations in the area. The proposed site plan revision includes a new 4,000 square foot building at 6486 Hurt Road between the two existing buildings on site. The property is zoned M-1 (Industrial) and C-1 (Commercial). Adjacent properties along Hurt Road also have zoning of M-1 and C-1. Properties across the street are zoned R-8. The proposed building would be identical in architectural style to the other two buildings on the site that have previously been approved by the Planning Commission. Planning Staff recommended approval for the new building as proposed in the submitted site plan upon the condition that the added parking spaces are of adequate depth and the dumpster has an enclosure and the additional paved area has curbs that match the existing curb.

Chairman Engelke thanked the director for the staff presentation and opened the floor for questions from the Planning Commission. There were no questions or comments from the Planning Commission.

Motion – Freeman: After review of Case Number 2026-040, the Planning Commission approves the request for the site plan presented in the case report, at 6486 Hurt Road, on the condition that the parking dimensions and dumpster enclosure will adhere to the standards within their respective ordinances, and the additional paved area has curbs that match the existing curb.

2nd – Carter

Vote Passes, 6-0

6. Other Business

a. Discussion of moving the April Planning Commission meeting to April 20th at 6pm.

Motion – Carter: Move the April Planning Commission meeting to April 20th at 6pm.

2nd – Fox

Vote Passes, 6-0

7. Adjournment

Chair – Called for a motion to adjourn

Motion – Vidal: adjourn the meeting at 7:15 p.m.

2nd – Carter

Vote Passed, 6-0