

CITY OF ST. JOHNS
PLANNING & ZONING COMMISSION
REGULAR MEETING
MINUTES

July 31st, 2025

The Planning and Zoning Commission regular meeting was duly posted. Chairman Ron Cisco called the meeting to order at 5:00 p.m. in the City of St. Johns Conference Room.

ROLL CALL: Chairman Ron Cisco, Commissioner, Lisa Painter, Commissioner Spence Wilhelm

STAFF PRESENT: Planning and Zoning Administrator Mario Ballejos

PUBLIC PRESENT: Cindy Ballejos

City Counsel Liaison:

PUBLIC COMMENT

- No public wish to speak.

REGULAR AGENDA

1. Consider approval of the June 26th 2025, Planning & Zoning Commission minutes.

MOTION

Motion was made by Chairman Cisco to approve the minutes as stated. The motion was seconded by Commissioner ~~Vaughn~~ Wilhelm.

Motion passed 3-0 with Chairman Ron Cisco, Commissioner Lisa Painter and Commissioner ^{Spence} Vaughn Wilhem voting in favor.

2. Discussion on Conditional Use Permits

Mario Ballejos presented a hand out to the commissioners detailing the steps taken on a conditional use application. He advised that he believes with both growth and code complaints he sees that applications for a C.U.P. will only increase. He advised that a home business would need a C.U.P. do to parking and other matters. He advised that the city does have a C.U.P. application in the process of being submitted so he thought this would be an opportune time to familiarize ourselves with the process. He advised that the commission needs to get familiar with the Conditional Use process in their Planning and Zoning code book reference on the different zoning issues that may arise.

3. FUTURE AGENDA ITEMS

It was discussed that we needed to set time aside whenever possible for code review/
Continuing education on the Planning and Zoning code book.

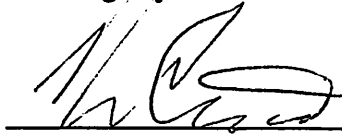
4. ADJOURNMENT

MOTION

Motion was made by Chairman Cisco to adjourn the meeting. The Motion was seconded
by Commissioner Painter.

**Motion passed 3-0 with Chairman Ron Cisco, Commissioner Painter and Commissioner
Wilhelm voting in favor.**

Meeting adjourned at 5:45 p.m.

 09/25/2025

Ron Cisco, Chairman

Date

ATTEST:

CERTIFICATION

I hereby certify that the forgoing minutes are a true and correct copy of the minutes of the
regular meeting of the Planning & Zoning Commission held June 26th 2025. I certify that the
meeting was duly called, held, and that a quorum was present.

Mario Ballejos 9/25/25

Mario Ballejos

Planning/Zoning Director Date

***Please note: Approved minutes are not verbatim record of what happened in the Planning & Zoning Commission meeting, they capture a summary of the meeting as well as all action taken. A Recording of the entire meeting is available upon request at the city Clerk office for three months following the meeting.**