

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

**September 25, 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 (Via Zoom)

**STAFF PRESENT:** Community Development Director Chris Chiesl, Planning and Zoning Administrator Mario Ballejos

**PUBLIC PRESENT:** None

**City Counsel Liaison:** Joe Greene

**PUBLIC COMMENT**

- No public wish to speak.

**REGULAR AGENDA**

**1. Consider approval of the July 31, 2025, Planning & Zoning Commission minutes.**

**Discussion:** it was brought to attention that the July 31<sup>st</sup> minutes listed ~~Carl Wilhelm as a Commissioner and Not Spence~~ Minutes entry was corrected

**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 Vaughn Second.**  
**Commissioner Lisa Painter and Commissioner Vaughn Wilhem voting in favor.**

**2. Discussion on Conditional Use Permits**

Chris Chiesl, Advised that a sample Conditional Use permit was being given to the Commission to give them an idea of what a permit looks like. She explained importance of the hearing and adhering to code. She explained that the commission was to only consider facts according to code. She advised that the public is allowed to speak at the

meetings, however we are only to consider facts and not opinion. Chairman Cisco reiterated that the opinion of the commission is not to be taken into consideration.

Mario made a presentation advising of the steps that must be taken when an application was turned in. He explained requirements to notify the neighbors within 300 feet, as well as the posting of the property. He advised of the posting of the property. He stated a packet with all information is available at City Hall for anyone interested. He further explained the process of confirming the application followed code.

Chairman Cisco asked the board if the Commission was comfortable with the process of Conditional Use Permits. With all Commissioners advising they were.

It was agreed up that they would research the handouts given and we would have one more workshop to go over all questions and concerns with the process of approval for a CUP

**Council Report:** Counselman Greene advised that some property had been sold near Pattersons Ponds and other areas of the City so we be seeing an influx of building permits.

### **3. FUTURE AGENDA ITEMS**

Commissioner Painter asked of the possibility to hold the next meeting in November due to a conflict with other commitments. Chairman Cisco advised he also had a conflict. November 13<sup>th</sup> was agreed upon.

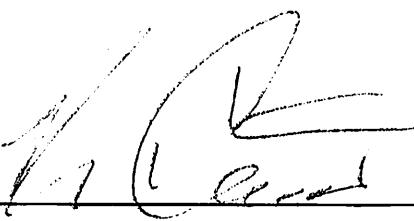
### **4. ADJOURNMENT**

#### **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.**



Ron Cisco 11/20/2025

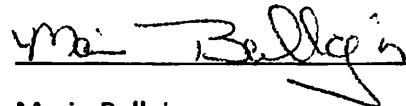
Ron Cisco, Chairman

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 26<sup>th</sup> 2025. I certify that the meeting was duly called, held, and that a quorum was present.



Mario Ballejos

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.