

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

**November 20, 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 RISE center.

**ROLL CALL:** Chairman Ron Cisco, Vice-Chairman Lacy Greer, Commissioner Lisa Painter, Commissioner Spence Wilhelm,

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

**PUBLIC PRESENT:** Spence Udall, Cindy Ballejos, Tom Johnson (Via Zoom) Jordan & Sierra Belote (letter presented) Alan & Deanne Wahl (letter presented)

**City Counsel Liaison:** Joe Greene

**PUBLIC COMMENT**

- Mayor Spence Udall, on a general note the Mayor thanked the members of the Commission for being on the Commission. On behalf of himself and the Council he wanted to thank the Commission.
- Tom Johnson with TSJ consulting advised of the nature of the Conditional Use permit. He gave a brief overview of the project and stated he was available to answer any questions.
- No other public comment.

**REGULAR AGENDA**

1. **Consider approval of the September 25, 2025, Planning & Zoning Commission minutes.**  
**Discussion:** it was brought to attention that the minutes listed Carl Wilhelm as a Commissioner and not Spence Wilhelm. Minutes entry was corrected

**MOTION**

Motion was made by Commissioner Greer to approve the minutes as stated. The motion was seconded by Commissioner Wilhelm.

**Motion passed 4-0 with Chairman Ron Cisco, Commissioner Wilhelm Second. With Vice-Chairman Greer and Commissioner Lisa Painter voting in favor.**

**2. Public Hearing on Conditional Use Permit.**

Chairman Cisco advised that the commission has received two (2) letters of opposition for the proposed wireless communications facility Conditional Use Permit. One by Sierra and Jordan Belote and One by Alan and Deanne Wahl. Both letters were entered into the public record. Chairman Cisco directed staff to contact the parties and try to arrange a meeting with each to discuss their concerns.

Chairman Cisco made a motion to table further action on Conditional Use Permits until such time as staff could meet and discuss the concerns of the Belotes and Wahl's.

**Motion to table passed 4-0 with Chairman Ron Cisco making the motion, Commissioner Lisa Painter second Commissioner Vaughn Wilhelm and Vice Chairman Lacy Greer voting in favor**

**Council Report:** Councilman Greene advised that he had nothing to report at this time.

**3. FUTURE AGENDA ITEMS**

Chairman Cisco advised that the commission will take up the motion for the Conditional Use Permit at the next meeting.

The date of a special Meeting was set for December 18, 2025 at 5PM.

Vice-Chairman Greer advised he was asked by a member of the public what could be done about junk cars on a property. He was advised to tell the subject to make a code complaint.

Chairman Cisco wanted to mention that the commission is limited as far as actions they were allowed. He stated that the commission was here to follow code. That is the only thing that can be taken into consideration when voting.

**4. ADJOURNMENT**

**MOTION**

**Motion was made by Vice-Chairman Greer to adjourn the meeting. The motion was seconded by Chairman Cisco**

**Motion passed 4-0 with Chairman Ron Cisco, Vice-Chairman Greer, Commissioner Painter and Commissioner Wilhelm voting in favor.**

**Meeting adjourned at 5:15 p.m.**

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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.

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Mario Ballejos

Date

Planning/Zoning Director

**\*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.**