

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

December 18, 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: Kraig Painter Cindy Ballejos, Kelsie Cohen, Ashley Cohen, Tom Johnson (Via Zoom) Nephi Garcia (Via Zoom) Jordan & Sierra Belote (Via Zoom)

City Counsel Liaison: Joe Greene

PUBLIC COMMENT

Ashley Cohen presented signatures in opposition to approval of the Conditional Use Permit.

Tom Johnson, representing TSJ Consulting, described the nature of the project, provided a brief overview, and stated he was available to answer questions.

Nephi Garcia, representing Vertical Bridge, stated that the application meets all conditions required for approval.

Sierra Belote (via video conferencing) spoke in opposition to the request and asked the Commission to deny the Conditional Use Permit, expressing concerns regarding potential impacts to neighborhood health and possible reductions in surrounding property values.

CHAIRMAN'S STATEMENT

Chairman Ron Cisco clarified that the Planning and Zoning Commission's role in reviewing Conditional Use Permit requests is quasi-judicial in nature and limited to determining whether the application meets the applicable requirements of the City's zoning code. He stated that the Commission's decision must be based on the adopted code standards, the evidence contained in the record, and the required findings for approval or denial, and that the Commission is not authorized to base its decision on personal opinions or matters outside the scope of the zoning regulations.

REGULAR AGENDA

1. Consider Approval of December 18, 2025, Planning & Zoning Commission Minutes

Discussion: Chairman Cisco advised that he found no errors in the minutes.

Motion:

A motion was made by Commissioner Wilhelm to approve the minutes as stated. The motion was seconded by Vice-Chairman Greer.

Vote:

The motion passed by a vote of 4-0.

In favor: Chairman Ron Cisco, Vice-Chairman Greer, Commissioner Wilhelm, and Commissioner Lisa Painter.

Opposed: None.

2. Consider Approval of Conditional Use Permit by Virginia Butler on behalf of TSJ consulting.

Chairman Ron Cisco stated that after reviewing the Conditional Use Permit application, supporting materials, and the applicable provisions of the City's zoning code — including those governing Conditional Use Permits and Wireless Communication Facilities — he finds that the request meets all applicable code requirements and approval criteria. Based on this review, he stated that the application is consistent with the City's adopted regulations and recommended approval of the Conditional Use Permit.

Motion:

A motion was made by Chairman Cisco to approve the Conditional Use Permit. The motion was seconded by Vice-Chairman Greer.

Vote:

The motion passed unanimously, 4-0.

In favor: Chairman Ron Cisco, Vice-Chairman Greer, Commissioner Lisa Painter, and Commissioner Wilhelm.

Opposed: None.

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

1. FUTURE AGENDA ITEMS

Commissioner Wilhelm requested that Chairman Cisco restate the clarification provided earlier in the meeting regarding the Planning and Zoning Commission's role in reviewing and acting upon Conditional Use Permit requests. Chairman Cisco restated that the Commission's review is limited to determining compliance with the applicable provisions of the Planning and Zoning Code and that decisions must be based solely on the adopted code standards, the evidence contained in the record, and the required findings for approval or denial.

Chairman Cisco further advised that he would like to include a review of the Planning and Zoning Code as an agenda item for the next regularly scheduled Commission meeting.

2. ADJOURNMENT

MOTION

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

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

Meeting adjourned at 5:25 p.m.

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

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.