

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

January 28, 2026

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 City Hall .

ROLL CALL: Chairman Ron Cisco, Vice-Charman Lacy Greer, Commissioner Spence Wilhelm, Absent due to Illness Commissioner Lisa Painter

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

PUBLIC PRESENT: Cindy Ballejos,

City Counsel Liaison: Joe Greene

PUBLIC COMMENT

No Public comment

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 Vice-Chairman Greer to approve the minutes as stated. The motion was seconded by Chairman Cisco.

Vote:

The motion passed by a vote of 3-0.

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

Opposed: None.

2. Review Appeal of Quaker Site Conditional Use Permit

The Planning & Zoning Administrator advised the Commission of the process the City Council will use when hearing the appeal. The Council will **not rehear the Conditional Use Permit (CUP) application in its entirety**. The Council's review is limited to determining whether the Commission followed the applicable City Code, procedures, and statutory requirements when approving the Conditional Use Permit.

The Commission was also advised of a recent case in **Navajo County** in which a Conditional Use Permit for a wireless communication tower was overturned by the Navajo County Board of Supervisors. The applicant in that case has indicated they intend to pursue legal action against the Board.

The Commission was informed that the appeal filed in this matter is based on the following stated concerns:

1. Alleged impact on surrounding property values
2. Disruption of rural character and community aesthetics
3. Alleged health impacts
4. Safety and environmental considerations

The Community Development Director advised the Commission that these concerns, along with all other applicable review criteria, were thoroughly researched and evaluated during the public hearing process. Based on the record and applicable legal standards, no findings were identified that would constitute lawful grounds for denial of the Conditional Use Permit under City Code, state law, or applicable federal regulations.

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

4. FUTURE AGENDA ITEMS

Future agenda items will consist of work on the General Plan. The commissioners will be advised in advance what section will be worked on during the meeting.

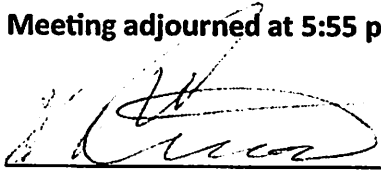
5. ADJOURNMENT

MOTION

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

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

Meeting adjourned at 5:55 p.m.

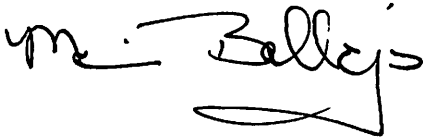


02/26/2020

Ron Cisco, Chairman

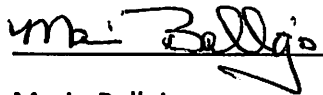
Date

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 January 28th 2026. I certify that the meeting was duly called, held, and that a quorum was present.



2/26/26

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.