

CITY OF ST. JOHNS

PLANNING & ZONING COMMISSION

REGULAR MEETING MINUTES

February 26th 2026

The Planning and Zoning Commission Regular Meeting was duly posted. Chairman Ron Cisco called the meeting to order at **5:00 p.m.** at City Hall, City of St. Johns.

ROLL CALL

Present: Chairman Ron Cisco; Vice-Chairman Lacy Greer; Commissioner Spence Wilhelm; Commissioner Lisa Painter

Absent: None

Staff Present: Community Development Director Chris Chiesl; Planning and Zoning Administrator Mario Ballejos

Public Present: None

City Council Liaison: Councilman Joe Greene

PUBLIC COMMENT

No public comment was received.

REGULAR AGENDA

1. Consider Approval of January 28, 2026 Planning & Zoning Commission Minutes

Discussion:

The Commission reviewed the minutes as presented.

Motion:

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

Vote:

The motion passed unanimously.

In Favor: Chairman Cisco, Vice-Chairman Greer, Commissioner Wilhelm,
Commissioner Painter

Opposed: None

2. Workshop – Review of Section 403 (Rezoning Procedures)

The Planning and Zoning Administrator provided an overview of rezoning procedures in preparation for an upcoming public hearing.

Discussion included:

- A potential rezoning request involving property currently zoned **R-2**, adjacent to **C-2 commercial zoning**
- Proposed development of a **four-plex residential structure**
- Comparison between rezoning to **C-2 (by-right use)** versus rezoning to **R-3 with a Conditional Use Permit**
- Consideration of **spot zoning**, compatibility with surrounding land uses, and proximity to **Highway 191**
- Importance of **infrastructure availability**, including water, sewer, and access
- Future reliance on the **General Plan** as a guiding document for growth and land use decisions

Staff outlined the procedural requirements including public notification, staff reporting, public hearing, and Commission recommendation to City Council.

No action was taken.

3. Workshop – Review of Section 409 (Abandonment of Roadway Easements)

The Planning and Zoning Administrator presented an overview of an upcoming roadway easement abandonment request.

Discussion included:

- A city-owned easement approximately **50 feet wide and 249.5 feet in length**
- The easement is currently unused and terminates at a dead end
- Surrounding parcels are under common ownership
- Confirmation that **no utilities are present within the easement**
- Verification that abandonment would **not result in landlocked parcels**
- Requirement for a **survey, title report, and public hearing**
- Applicant responsibility for associated costs

The Commission discussed access, ingress/egress, and statutory requirements for abandonment.

No action was taken.

4. Staff Report

Staff provided updates on the following:

- Upcoming public hearings for rezoning and easement abandonment cases
- Status of a proposed hotel development project
- Procedural issue related to a previously heard Conditional Use Permit appeal at City Council
- Code enforcement activities, including:
 - Salvage yard ownership changes
 - Compliance notifications issued
 - Review of food truck operations and utility connections

Staff also advised of an inquiry regarding potential development of a **medical marijuana dispensary** and existing overlay limitations.

5. Council Report

Councilman Greene provided updates regarding recent City Council actions and discussions, including confirmation of prior Conditional Use Permit actions.

6. Future Agenda Items

Future agenda items will include:

- Public hearings for rezoning and easement abandonment requests
- Continued work on the General Plan

7. Adjournment

Motion:

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

Vote:

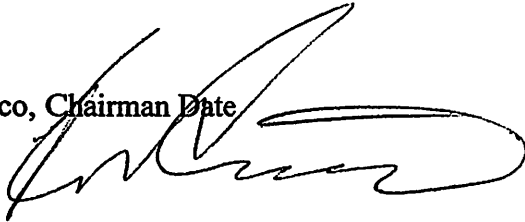
The motion passed unanimously.

In Favor: Chairman Cisco, Vice-Chairman Greer, Commissioner Wilhelm,
Commissioner Painter

Opposed: None

The meeting adjourned at 6:00 p.m.

Ron Cisco, Chairman Date



03/26/2026

ATTEST:

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Meeting of the Planning & Zoning Commission held on [Insert Date]. I further certify that the meeting was duly called, held, and that a quorum was present.

Mario Ballejos Date
Planning & Zoning Administrator



Please note: Approved minutes are not a verbatim record of proceedings of the Planning & Zoning Commission meeting. They provide a summary of discussion and actions taken. A recording of the entire meeting is available upon request at the City Clerk's Office for three (3) months following the meeting.