

**MINUTES OF THE  
Planning & Zoning Meeting for the City of Menan held January 22, 2026.**

**Present:** Noel Raymond, Gerald Brown, Brian Storms, Milton Ollerton, James Zolman, and Danielle Andrew.

**Planning and Zoning Meeting called to order at 7:00 pm.**

**Discuss Conditional Use Permit Conditions for Farm Stand-Action:** There is discussion of the deadline in the letter sent and if a new deadline was given. There is discussion of no application submitted even though the original deadline was Dec. 31, 2025. There is discussion of what was asked for the CUP in the letter sent. There is discussion of the power supply to the stand being a R.V extension cord and if it needs and inspection. There is discussion of ownership of the property and the Andersons leasing it from the railroad. There is discussion of shutting it down due to no application for the CUP, but the Mayor wants to work with them. There is discussion of not being able act on the stand being out of compliance as there is no application. There is discussion of no action sets a bad precedent. There is discussion of the zoning and how the farm stand requires a CUP to operate in the zone it is located in. There is discussion of talking to the Mayor and finding out the best way to move forward.

**Discussion of Commission Chair-Action:** There is discussion of the issue of nominating the Commission Chair and Vice Chair, with Noel currently as the Commission Chair and Brian as the Vice Chair.

**Milton Ollerton made a motion to nominate Noel Raymond and Brian Storms to retain their current positions. James Zolman seconded the motion. Motion carried.**

**Discussion of and Continued Work on the Updating of the Comprehensive Plan-Review of Survey Results & Discuss Timing and Need for Special Session-Action:** There is discussion of exparte communication, Gary will train the P&Z on the matter. There is discussion of the rough draft provided by Gary. The commission continues to go through the pages of the rough draft of the proposed Comprehensive Plan provided by Gary. There is discussion of the transportation element in the plan where speed bumps, the school zone and street widths are looked at. There is discussion of green space. Gary states that having green space in the comp plan can help with receiving grants. There is discussion of reviewing greenspace and whether it is the same as open space. There is discussion of the roads in a grid system and future growth. There is discussion of density of housing and how Menan could be a highway corridor in the future. There is discussion of commercial and industrial zones next to residential zones. Next month the commission will pick up the review in school facilities.

**Public Discussion:** Noel states that he would like to mention the garbage's in the city aren't being completely emptied. He spoke with the garbage truck driver and he stated that the cans need to be kept 4 feet apart so the truck can pick up the cans properly. There is discussion of this. It is possible for Allyson to put a note in the utility billing to have residents call her if the trash isn't emptied all the way and she can contact PSI so they can come back out and dump the can fully. Milton states that Jefferson County had 300 homes built last year and Madison County had 77 built, there are 150 platted lots on the Buttes. There is discussion of this.

**Discussion of Proposed Items for Future Agendas-Action:** There is discussion of having the public hearing for the Anderson/Call Me Delicious farm stand conditional use permit next month. Gary states he will express the Commissions concerns with the Mayor.

**Discussion of Assignments for Commission Members-Action:** There is no discussion on assignments.

**Minutes:** The minutes from the December meeting are discussed.

**Brian Storms made a motion to accept the minutes from the December 18, 2025 meeting. Gerald Brown seconded the motion. Motion passed.**

**Calendar:** Next month's meeting will be on Feb. 26, 2026.

**Brian Storms made a motion to adjourn the meeting. Gerald Brown seconded the motion. Motion carried.**

Planning and Zoning meeting ends at 9:00 p.m.

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Allyson Pettingill  
Clerk/Treasurer