



# Planning Commission Meeting MINUTES

Thursday, February 19, 2026 6:00 p.m.  
Municipal Hall Courtroom

1. Meeting called to order:
  - a. Jason Lewallen called meeting to order at 6:03 P.M.
2. Approval of February agenda
  - a. Josh Dilbeck motioned to approve February agenda, Jimmy Thompson seconded, all approved
3. Old Business
  - a. Updates for training
    - i. Josh Dilbeck needs to take Planning and Zoning 102. He will attend on May 7<sup>th</sup>.
    - ii. Portia Burns needs Planning and Zoning 103. Will check to see if she can attend March 12
    - iii. Josh Dilbeck, Jason Lewallen, Gwen Wiley, Jimmy Thompson would like to attend Planning and Zoning 104 April 9<sup>th</sup>
    - iv. Gwen Wiley will attend Planning and Zoning 106 May 19. Jason Lewallen will attend Planning and Zoning 106 October 1.
    - v. The Planning and Zoning Administrator will register them for these classes.
  - b. Updates for Zoning Ordinance
    - i. All Planning Commissioners were sent a digital copy of the DRAFT Zoning Ordinance and asked to read and comment. They were asked to pay special attention to Articles II and III.
    - ii. Josh Dilbeck asked Jessie to walk the commissioners through the adoption process, which she did.
  - c. Public Forum- Anyone who wants to speak about something OTHER than the application.
    - i. None
4. New Business
  - a. City Commission Planning Retreat
    - i. The Planning Commission was invited to the City Commission Planning Retreat on Saturday, February 21 at 9 a.m. at Commercial Executive Suites. They will be discussing the ordinance along with annexations and short term rentals. Each commissioner was given a packet for that meeting.
  - b. Election of Officers
    - i. Jason Lewallen's term as chair is expired and annual officers need to be elected. Josh Dilbeck nominated Gwen Wiley, who nominated Jimmy Thompson, who nominated Josh Dilbeck.
    - ii. Josh said he was weary to commit the time since he works in finance and it's audit season, but he said he was happy to serve as Vice Chair.

- iii. In Portia's absence and with the new Zoning Administrator and possible changes, Josh Dilbeck made the motion to table the election of officers until the March Meeting. Gwen Wiley seconded, all approved.
5. Next Regular Board Meeting: **March 19, 2026** at the Municipal Complex Courtroom at 6 p.m.
  - a. There is a variance request and a conditional use application for March to be reviewed.
  - b. Josh Dilbeck questioned how they will receive the information in the interim period while waiting for a new Planning and Zoning Administrator. Jessie assured him that they would get the information they need to review before the meeting from either the City Manager or the new Zoning Administrator, but they need to be looking for those emails.
6. Adjourn- Josh Dilbeck made the motion to adjourn the meeting at 6:47 p.m., Jimmy Thompson seconded, all approved

Present: Jimmy Thompson, Christopher Irvin, Jessie Owensby, Jason Lewallen, Gwen Wiley, Josh Dilbeck

Absent: Portia Burns