

ELBERTA PLANNING COMMISSION REGULAR MEETING  
ELBERTA COMMUNITY BUILDING  
WEDNESDAY SEPTEMBER 3, 2025 5:30PM

Jon called the meeting to order at 5:40

ROLL CALL: Ryan Fiebing, Michael Murphy, Megan Gray, Jim Baldwin, and Jon Ottinger present. Guests Jenn Cram, Tracy Davis, and Kay Bond.

APPROVAL AND/OR AMENDMENT OF THE AGENDA: Ryan moved to approve the agenda, Megan seconded. All yes, motion passed.

APPROVAL AND/OR AMENDMENT OF THE MINUTES OF THE SEPTEMBER 3, 2025 REGULAR MEETING. Ryan moved to approve the minutes, Michael seconded. All yes, motion passed.

COMMUNICATION: Jenn Cram sent us the Zoning Ordinance Draft revisions for Articles 1 through 9.

PUBLIC COMMENT: None

PRESENTATION BY ARLENE SWEETING: Arlene did not attend the meeting.

OLD BUSINESS: Jenn Cram led the discussion of the Zoning Ordinance Draft revisions for Articles 1 through 3. The largest issue concerned the Design Standards for the Downtown Commercial Zoning District. After much discussion, the Commission decided to eliminate the Design Standards for the Downtown Commercial Zoning District altogether. The Conservation Zoning District was also discussed at length. Should we allow any development at all or put major limits on any development? After much discussion it was determined that an accessory structure for a park would be fine but no commercial development. There was some discussion concerning lot and home sizes in the Flexible Residential Zoning District. It was decided to allow for a greater variety of dense housing options, smaller lots and houses.

PUBLIC COMMENT REGARDING AGENDA ITEMS ONLY: None.

The next regular meeting of the EPC is scheduled for Wednesday October 1, 2025 at 5:30PM at the Elberta Community Building.

ADJOURN: 8:30

Respectfully Submitted,  
Jon Ottinger, Chair

