

**CAMPBELL COUNTY & MUNICIPAL PLANNING & ZONING COMMISSION
MINUTES OF THE
AUGUST 12,2025
MEETING**

MEMBERS PRESENT:

Mr. CJ Peters-Chair
Mr. Michael Williams
Mr. Justin Verst
Ms. Sharon Haynes
Mr. Troy Franzen

MEMBERS ABSENT:

Ms. Megan Williams
Mr. Mark Turner
Mr. Jeff Schuchter
Mr. Dennis Bass

STAFF PRESENT:

Ms. Cindy Minter, Director
Mr. Matt Smith, Legal

- 1 Mr. Peter calls meeting to order at 6:34. Following the pledge of allegiance Ms. Minter called
- 2 the roll. A quorum was found.
- 3
- 4 Mr. Peter reviewed public hearing and meeting protocols
- 5
- 6 There was no old business present.
- 7
- 8 Mr. Peters introduced the new order of business: case PZ-25-025 applicant is The May Twenty
- 9 Trust. The request is for an applied approval forward lot subdivision with no public
- 10 improvements.
- 11
- 12 Ms. Minter then presented the staff report as attached.
- 13 Following Ms. Minter's report, Mr. Peters opened the floor to the commission for comments or
- 14 questions for staff.
- 15
- 16 Mr. Verst inquired the plans adherence to the comprehensive plan.
- 17 Ms. Minter reiterates sectioning of the comprehensive plan.
- 18
- 19 Mr. Peter invites applicant to speak.
- 20
- 21 Mr. Stewart introduces himself and presents the history of his property.
- 22 Mr. Peter asks if there's any questions for the applicant.
- 23
- 24 Mr. Peter invites public to speak. No one from the public wishes to speak.
- 25
- 26 Mr. Peter call for a recess the hearing among commission members.

27 Mr. Verst and Ms. Minter discussed the land use comprehensive plan.
28
29 Mr. Verst motions to end the recess to the hearing. Ms. Hayes seconds the motion.
30
31 A roll call vote was taken. With Mr. Peters, Mr. Michael, Mr. Verst, Ms. Haynes, Mr. Franzen voting aye.
32 Ms. Williams, Mr. Turner, Mr. Schuchter, Mr. Bass being noted absent.
33
34 The motion passed.
35
36 Mr. Verst made a motion to conditionally approve the proposed preliminary plot, with conditions to
37 waive the requirement for the developer to widen the roadway and that on the final plat lots two and
38 three would be consolidated. Ms. Haynes seconds the motion.
39
40 A roll call vote was taken. With Mr. Peters, Mr. Michael, Mr. Verst, Ms. Haynes, Mr. Franzen voting yes.
41 Ms. Williams, Mr. Turner, Mr. Schuchter, Mr. Bass being noted absent.
42
43 Motion approved.
44
45 Ms. Minter provided on administrator report.
46
47 Mr. Verst motions to public staff goals and objectives out to the public for comment and schedule a
48 public meeting. Seconded by Mr. Williams.
49
50 Ms. Haynes and Ms. Minter discuss connection to community.
51
52 A roll call vote was taken. With Mr. Peters, Mr. Michael, Mr. Verst, Ms. Haynes, Mr. Franzen voting yes.
53 Ms. Williams, Mr. Turner, Mr. Schuchter, Mr. Bass being noted absent.
54
55 Ms. Minter presents the opportunity for a non- voting member to join a newly formed Campbell County
56 Transportation Improvement District. Ms. Minter suggests Justin Verst as a candidate.
57
58 Mr. Peters motions for Justin Verst to join Campbell County Transportation Improvement District.
59
60 Mr. Williams motions to move forward. Ms. Haynes seconds.
61
62 A roll call vote was taken. With Mr. Peters, Mr. Michael, Mr. Verst, Ms. Haynes, Mr. Franzen voting yes.
63 Ms. Williams, Mr. Turner, Mr. Schuchter, Mr. Bass being noted absent.
64
65 Ms. Minter shares and reviews self-study material.
66
67 Mr. Peters entertained a motion to adjourn. Mr. Verst made the motion to adjourn. Mr. Williams
68 seconded. The meeting was adjourned.
69

70 Respectfully Submitted,

Approved:

71 
72
73 Cindy Minter
74 Director


CJ Peters
Chair