

MINUTES OF THE CORINNE CITY PLANNING AND ZONING COMMISSION

Date: November 18, 2025

Chairman Blair Holmes called the meeting to order. Present were Chairman Blair Holmes Vice Chairman Jennifer Flitton, Commission Members David McFarland, David Job, Jenny Harris and Michael Bass.

David J. led the group in the Pledge of Allegiance.

Jenny H. motioned to approve the agenda as written. Michael B. seconded the motion. Motion carried with David M. for, Jennifer F. for, David J. for, Jenny H. for and Michael B. for.

APPOINTMENTS:

A. Greg Harris approached the Commission with plans for a four plex townhome, on property located at 2345 N 3900 W. The Commission reviewed and discussed the plans. There will be 4 separate addresses, parcel numbers and 4 separate water and sewer connections. It is a corner lot and does comply with all setback requirements. The property will not be fenced but there will be fences dividing each back yard. Jenny H. recused herself from voting as she is involved in the project.

Michael B. motioned to approve the building permit as presented. David M. seconded the motion. Motion carried with David M. for Jennifer F. for, David J. for, Michael B. for with Jenny H. abstaining.

APPROVAL OF PREVIOUS MINUTES:

Jenny H. motioned to approve the minutes of October 14th as written. Jennifer F. seconded the motion. Motion carried with David M. for, Jennifer F. for, David J. for, Jenny H. for and Michael B. for.

BUSINESS:

A. ADU Code – Multi Family Overlay – Our engineer provided a draft for the detached ADU. Willards ADU code was also reviewed. Chairman Holmes 9-3-18E is a concern if it requires 12,000 square foot lot for an ADU will illuminate most lots in the city. The one right above it is a concern too. The Commission reviewed and discussed the draft code. There is also a concern for the nonconforming lots. They will continue to deteriorate if we do not find a way for the lots to be used. There was a lot of discussion regarding the issue. Should the setbacks be changed so the nonconforming lots can be used. Variances were discussed. An unattached ADU should be able to meet setback requirements. There was discussion regarding Willards and the AUD code provided by the City Engineer. Chairman Holmes asked the Commission to review the ADU Code and be ready for discussion at the next meeting. Mayor Baton will contact the variance committee.

ADJOURNMENT:

Jennifer Flitton motioned to adjourn the meeting. Jenny H. seconded the motion. Motion carried with David M, For, Jennifer F. for, David J. for, Jenny H. for, whit Michael B. for.

I certify these minutes to be true and accurate to the best of my knowledge.

Kendra Norman

Chairmen Blair Holmes

Date