

RECORD OF PROCEEDINGS

Minutes of **Planning Commission**

Held **October 21, 2025**

Call to Order

Meeting called to order at 6:00 PM.

Kevin Howard	Chair	Present
Stephen Noel	Vice Chair	Present
Tom Watts	Member	Present
Gina Delph	Member	Present

Staff Attendance: Building and Zoning Administrator Brent Carpenter; Clerk of Council Karen Powell

Vice Chair Kevin Howard asked for a nomination for Planning Commission Chair and Vice Chair.

Mr. Watts nominated Kevin Howard to serve as Planning Commission Chair.

RESULT: Passed (*Yes 4, No 0, Abstained 0*)
MOVER: Tom Watts
AYES: Kevin Howard, Tom Watts, Gina Delph, Stephen Noel
NAYS: None
ABSTAIN: None

Mr. Watts nominated Stephen Noel to serve as Planning Commission Vice Chair.

RESULT: Passed (*Yes 4, No 0, Abstained 0*)
MOVER: Tom Watts
AYES: Kevin Howard, Tom Watts, Gina Delph, Stephen Noel
NAYS: None
ABSTAIN: None

Approval of Minutes

Planning Commission Meeting Minutes - September 16, 2025

Mr. Howard asked if there were any changes or corrections to the September 16, 2025, Planning Commission meeting minutes. Hearing none, the minutes were approved as submitted.

Business

S-04-2025: Lot Combination of Moraine City Lot Numbers 5190 and 5191

Mr. Carpenter reported that the applicant, Moraine Land Associates, LLC, has applied to replat City Lot Numbers 5190 and 5191 to form a new Moraine Lot Number 5678. He stated the lot size will be 1.7098 acres after the combination. He remarked this lot combination is a formality for the construction of a new Wawa convenience store and fueling station, as construction cannot occur across lot lines. He said City Lot Numbers 5190 and 5191 are zoned as B-1. Mr. Carpenter noted that the Technical Review Committee does not have any objections to the lot combination.

Mr. Watts moved to approve the lot combination of Moraine City Lot Numbers 5190 and 5191; Mrs. Delph seconded the motion.

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RESULT: Passed (*Yes 4, No 0, Abstained 0*)
MOVER: None
AYES: Kevin Howard, Tom Watts, Gina Delph, Stephen Noel
NAYS: None
ABSTAIN: None

Other Business

Mr. Watts said a piece of legislation was brought before the Planning Commission previously regarding a new Ordinance the City was looking at regarding the parking of campers, trailers, and RVs on personal property. He said the commission has not seen a revision. He asked if legislation was taken to Council?

Mr. Carpenter deferred to Mr. Sorice until he returns after leave.

Ms. Powell stated Mr. Sorice has not brought revised language to the amendment before Council.

Adjournment

Meeting adjourned at 6:05 PM.



ATTEST: City Planner, Nick Sorice



ATTEST: Clerk of Council, Karen Powell