

**PLANNING COMMISSION
MEETING MINUTES
07/09/2026**

Chairman Bechtle calls the meeting to order with the following member present and answering roll call: Bechtle, Jackstadt, Siekmann, Tolliver, Dow.

Absent: Illies, Schaus

Also Present: Community Development Director Taylor, Senior Planner Rice, and Recording Secretary Robinson.

SPEAKERS FROM THE FLOOR:

None.

DISCUSSION

Community Development Director Taylor advises that he will be speaking about the data center text amendment. He further states the research he has done since our last meeting. He speaks about possible location options and asks for feedback. He advises Staff is proposing subdividing the data centers into three categories Micro, Standard, and Major Data centers, mimicking the City of St Louis.

Taylor then discusses location permitting. Staff is proposing all data centers, depending on sizes and locations will require special use permits, requiring them to go to Planning Commission. He then presents a map showing the location of the permitted districts.

Jackstadt asks that the size limitation of the data centers be taken into consideration, after learning there is no cap on the size allowances.

Community Development Director Taylor discusses the items the City and Commission likely an and cannot regulate. He then advises the special use permit application requirements, including third party reports, agreement with electric service provider, site plan and necessary documents demonstrating compliance with overall regulations, including a decommissioning plan. Taylor further details some of the proposed regulations. Taylor states that the ordinance for consideration and public hearing will be forthcoming.

MINUTES:

Motion to Approve the June 11, 2026, Planning Commission meeting minutes made by Siekmann, seconded by Jackstadt.

Vote: All Ayes (5-0).

Motion Approved.

PUBLIC HEARING:

TA 26-06 Residential Driveways (Text Amendment)

Senior Planner Rice requests that the Commission continue the Public Hearing to the August Planning Commission meeting.

Motion to Continue Public Hearing made by Jackstadt, seconded by Dow.

Vote: All Ayes (5-0).

Motion Approved.

TA 26-07 Tree Preservation (Text Amendment)

Motion to Open Public Hearing made by Dow, seconded by Jackstadt.

Vote: All Ayes (5-0).

Motion Approved.

Senior Planner Rice presents a City-initiated request for approval of amendments to Title 17 (Zoning) as it relates to tree preservation requirements. She reviews the current tree preservation requirements.

Rice further explains in detail the proposed draft amendments.

Motion to close public hearing made by Jackstadt, seconded by Tolliver.

Vote: All Ayes (5-0).

Motion to Recommend Text Amendment Approval made by Siekmann, seconded by Dow.

Roll Call Vote: All Ayes (5-0).

Motion Approved.

NEW BUSINESS:

None.

OLD BUSINESS:

None.

STAFF REPORT:

Community Development Director Taylor advises the Zoning Practice Report for this month is regarding Putting Coastal Hazards Overlay Districts on the Map. He further asks for any comments to be turned in by Friday regarding the Comprehensive Plan to bring back in August.

ADJOURNMENT:

Motion to adjourn made by Dow, seconded by Tolliver.

Vote: All Ayes (5-0).

Motion Approved.

Adjournment at 7:51pm