

Grant County Board of Adjustment

September 9, 2026

1. Call to Order

Mark –It is now after 4:00pm. I will now call the Grant County Board of Adjustment Meeting to order. Before I go any further I want to point out for the record that Todd Kays, from First District, is participating and will be providing parliamentary/Board Support and staff report services.

2. Items to be added to the agenda by the Board members or staff

Mark: The second item on the agenda is “Items to be added to the Agenda by the Board members or staff”. Does staff or any Board members have anything not on the agenda already they would like to discuss at the end of this meeting?

3. Invitation for citizens to schedule time on the Board of Adjustment agenda for an item not listed. 5-minute maximum time allotted.

Mark: Next is an “Invitation for citizens to schedule time on the Board of Adjustment agenda for an item not listed.” Just let us know who you are and what your topic will be, and we will schedule you for 5 minutes at the end of the meeting...

4. Approval of Agenda

Mark: I will take a motion to approve the agenda.

Mark: I have a motion by _____ and a Second by _____

Mark: any discussion? All in favor say aye. Opposed, say nay. Agenda approved.

5. Approval of Minutes

Mark: I will take a motion to approve the minutes of the July 21, 2026 meeting.

Mark: I have a motion by _____ and a Second by _____

6. Disclosure of Conflicts/Ex Parte Communication

Mark: At this time, I will ask the Board members if they have any conflicts or Ex parte Communications that would make them unable to participate in the hearings or give the applicant a fair hearing

7. Variance

Mark: The next agenda item is a side yard variance request from **Clark Mastel**, Before I turn it over to staff, can I get a motion to approve the 19 foot side yard variance subject to the conditions of the staff report? [Motion, Second]

Mark: Todd, will you give us your report?

Todd: Read/summarize staff report... That is all I have for this item.

Mark: Now I will open the public hearing. At this point we have up to 10 minutes for the applicant and his designees to explain the request. Please state your name before speaking each time.

Applicant: Speaks. When finished...

Mark: We will now open this up to further public testimony. Anyone seeking to speak will have up to 3 minutes to make your comments to the Board relating to the Variance. If you have any questions, staff will write them down and ask them when the hearing is closed.

Mark: Is there anyone else wishing to testify (ASK 3 TIMES). Seeing nobody else, I will close the public hearing and call the applicant back up. *Applicant* were there any questions you heard that you would like to address first?

[After applicant answers questions from staff Mark:]. Board members, do you have any questions for the applicant?

Mark: Todd would you ask the questions for the findings of fact for this motion?

Todd Reads questions.

[After Board discussion Mark:]. Todd would you restate the motion (as amended?)

Todd: The motion is to approve the applicant's request for a 19-foot side yard variance to accommodate the addition to his existing home.

Mark: Steve would you call the role

8. Open

Mark: Anything for the Open?

9. Public Address of the Board:

Mark: - Those of you that signed up for public comment will be provided 5 minutes to address the Board.

Provided The topic of discussion does not relate to a "potential" application which has not been properly brought before the Board of Adjustment.

For example, an applicant or the public cannot come and comment on a pending application until a public hearing; or

The topic of discussion does not relate to or request an appeal of a decision of the Board of Adjustment.

What that means is if you disagree with one of our previous decisions, this is not the way to appeal those decisions.

However, If you have an enforcement or potential violation complaint, per ordinance we will forward that to the Zoning Officer for investigation.

Also, the Board is not obligated to engage in conversation regarding your public comments. The Board may decide to place your comment on a future “noticed” meeting for discussion.

10. Matters for Commission Discussion/Staff Report:

Mark: Staff/Commission members, do you have any anything else?

11. Next Meeting:

Mark: Next meeting is tentatively scheduled for October 13, 2026 at 4PM

12. Executive Session

Mark: Anything for the Executive Session?

13. Adjournment

Mark: Can I get a motion to Adjourn? All in Favor? All Opposed?

Grant County Planning Commission

September 9, 2026

1. Call to Order

Mark –It is now after 4:00pm. I will now call the Grant County Planning Commission Meeting to order. Before I go any further I want to point out for the record that Todd Kays, from First District, is participating and will be providing parliamentarian/Commission Support and staff report services.

2. Items to be added to the agenda by the Planning Commission members or staff

Mark: The second item on the agenda is “Items to be added to the Agenda by the Commission members or staff”. Does staff or any Commission members have anything not on the agenda already they would like to discuss at the end of this meeting?

3. Invitation for citizens to schedule time on the Planning Commission agenda for an item not listed. 5-minute maximum time allotted.

Mark: Next is an “Invitation for citizens to schedule time on the Planning Commission agenda for an item not listed.” Just let us know who you are and what your topic will be, and we will schedule you for 5 minutes at the end of the meeting...

4. Approval of Agenda

Mark: I will take a motion to approve the agenda.

Mark: I have a motion by _____ and a Second by _____

Mark: any discussion? All in favor say aye. Opposed, say nay. Agenda approved.

5. Approval of Minutes

Mark: I will take a motion to approve the minutes of the July 21, 2026 meeting.

Mark: I have a motion by _____ and a Second by _____

6. Disclosure of Conflicts/Ex Parte Communication

Mark: At this time, I will ask the Planning Commission members if they have any conflicts or Ex parte Communications that would make them unable to participate in the hearings or give the applicant a fair hearing

7. Rezoning

Mark: The next agenda item is a petition from Brian Homan, who is requesting to rezone his property described as: Farrell's Subdivision Lot 2 in Section 18 Township 120 Range 48 From Commercial/Industrial to Agricultural. Before I turn it over to staff, can I get a motion to recommend approval of Ordinance 2026-02 to the County Commission? [Motion, Second]

Mark: Todd, will you give us your report?

Todd: Read/summarize staff report... That is all I have for this item.

Mark: Now I will open the public hearing. At this point we have up to 10 minutes for the applicant and his designees to explain the request. Please state your name before speaking each time.

Applicant: Speaks. When finished...

Mark: We will now open this up to further public testimony. Anyone seeking to speak will have up to 3 minutes to make your comments to the Commission relating to the rezoning. If you have any questions, staff will write them down and ask them when the hearing is closed.

Mark: Is there anyone else wishing to testify (ASK 3 TIMES). Seeing nobody else, I will close the public hearing and call the applicant back up. *Applicant* were there any questions you heard that you would like to address first?

[After applicant answers questions from staff Mark:]. Commission members, do you have any questions for the applicant?

[After Board discussion Mark:]. Todd would you restate the motion (as amended?)

Todd: The motion is to recommend approval of Ordinance ____, an ordinance rezoning the following legal description from Commercial/Industrial to Agicultural.

Mark: Steve would you call the role

8. Open

Mark: Anything for the Open?

9. Public Address of the Board:

Mark: - Those of you that signed up for public comment will be provided 5 minutes to address the Board.

Provided The topic of discussion does not relate to a “potential” application which has not been properly brought before the Board of Adjustment.

For example, an applicant or the public cannot come and comment on a pending application until a public hearing; or

The topic of discussion does not relate to or request an appeal of a decision of the Board of Adjustment.

What that means is if you disagree with one of our previous decisions, this is not the way to appeal those decisions.

However, If you have an enforcement or potential violation complaint, per ordinance we will forward that to the Zoning Officer for investigation.

Also, the Board is not obligated to engage in conversation regarding your public comments. The Board may decide to place your comment on a future “noticed” meeting for discussion.

10. Matters for Commission Discussion/Staff Report:

Mark: Staff/Commission members, do you have any anything else?

11. Next Meeting:

Mark: Next meeting is tentatively scheduled for October 13, 2026 at 4PM

12. Executive Session

Mark: Anything for the Executive Session?

13. Adjournment

Mark: Can I get a motion to Adjourn? All in Favor? All Opposed?