



## FORD COUNTY ZONING BOARD

### Minutes of Meeting – February 23, 2026

7:00 PM – Ford County Government Center

#### 1. Call to Order

The meeting was called to order at 7:00 PM.

#### 2. Roll Call

**Present:** Jeremy Nagel (Chair), Jolee Chris Coles, Aaron Gerdes, and Rodney Taylor

**Absent:** Alissa Weece

**Staff Present:** Melissa Drake, Rudy Martinez

#### 3. Approval of Previous Meeting Minutes

Minutes from December 22, 2025 were presented for approval.

**Motion:** Jolee Chris Coles **Second:** Aaron Gerdes **Vote:** 4–0 (All present in favor). **Motion Passed.**

#### 4. Public Hearings

##### *A. Zoning Case 2026-01 – Garcia Recovery*

Antonio and Lisa Garcia presented a request for a conditional use permit along with a development plan to operate a storage facility in conjunction with a repossession business. During public comment, neighboring property owners expressed concerns regarding large dogs running at large, potential impacts on property values, property maintenance and upkeep, loud music and gatherings, and reports of gunshots in the area.

##### **Board Action:**

Motion made to table for 30 days to give applicant time to make changes.

**Motion:** Jolee Chris Coles **Second:** Aaron Gerdes **Vote:** 0–3. **Motion Failed**

Motion made to deny request for Conditional use and Development Plan

**Motion:** Jolee Chris Coles **Second:** Aaron Gerdes **Vote:** 3–0. **Motion Passed.**

##### *B. Zoning Case 2026-02 – Boot Hill Energy Storage LLC*

Kevin Walter gave presentation for a Lithium Battery Storage Facility for Boot Hill Solar Farm.

##### **Board Action:**

Motion made to approve the Conditional use and Development Plan

**Motion:** Jolee Chris Coles **Second:** Rodney Taylor **Vote:** 3–0. **Motion Passed.**

**5. Old Business**

None.

**6. New Business**

Staff-Foster Design Associates Ford County Comprehensive Plan will be having a work session next meeting.

**7. Notices & Communications**

None.

**8. Staff Reports**

Ford County staff presented a report on permits issued through the Planning & Zoning Office.

**9. Adjournment**

**Motion to Adjourned:** Rodney Taylor **Second:** Aaron Gerdes **Motion Passed.** Meeting adjourned at 9:20 PM

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Jeremy Nagle, Chairperson

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Melissa Drake, Secretary

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Date