

CITY OF OAK FOREST

Planning and Zoning Commission

Meeting Agenda

Wednesday, March 18th, 2026 – 7:00 p.m.

Blue Room, City Hall



15440 S. Central Avenue
Oak Forest, IL 60452
(708) 687-4050

Call to Order

Pledge of Allegiance

Roll Call

New Business

1. Discussion on a Garage Size and Height Variation Request at 15537 Lamon Avenue **PUBLIC MEETING**
2. Discussion for an Update to the Garage and Shed Size Requirements Section 8-101 E.4. **PUBLIC MEETING**
3. Discussion for an allowance of a Non-Profit Garden Use at 5251 147th Street **PUBLIC MEETING**
4. Discussion for an Update to the Subdivision Code to Allow Minor Subdivisions Through Administrative Approval **PUBLIC MEETING**

Approval of Minutes

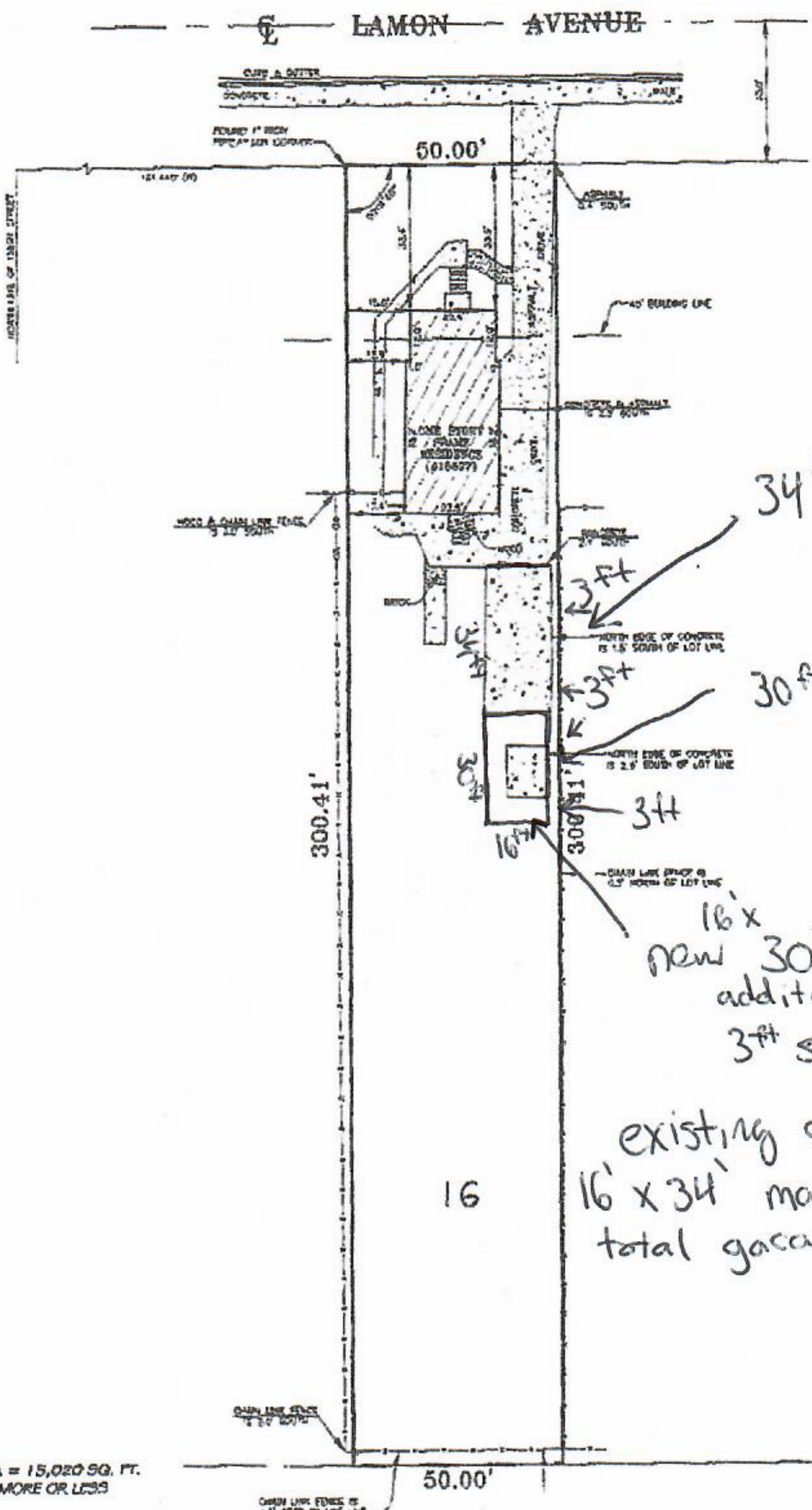
1. March 4th 2026

Citizen Participation

Adjournment

PLAT OF SURVEY

OF
 LOT 16 IN BLOCK 48 IN A.T. MCHTOSH AND COMPANY'S GIBBS AVENUE SUBDIVISION IN THE WEST HALF OF SECTION 16, AND EAST
 HALF OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



34 ft
 existing concrete
 (has since been removed)
 30 ft
 3 ft
 3 ft
 3 ft
 16' x 30' addition to garage
 3' south of north lot line
 existing garage is
 16' x 34' making new
 total garage 16' x 64'

LEGEND
 B/M - benchmark
 L - lot line
 R - right of way
 ON - on
 AREA = 15,020 SQ. FT.
 MORE OR LESS

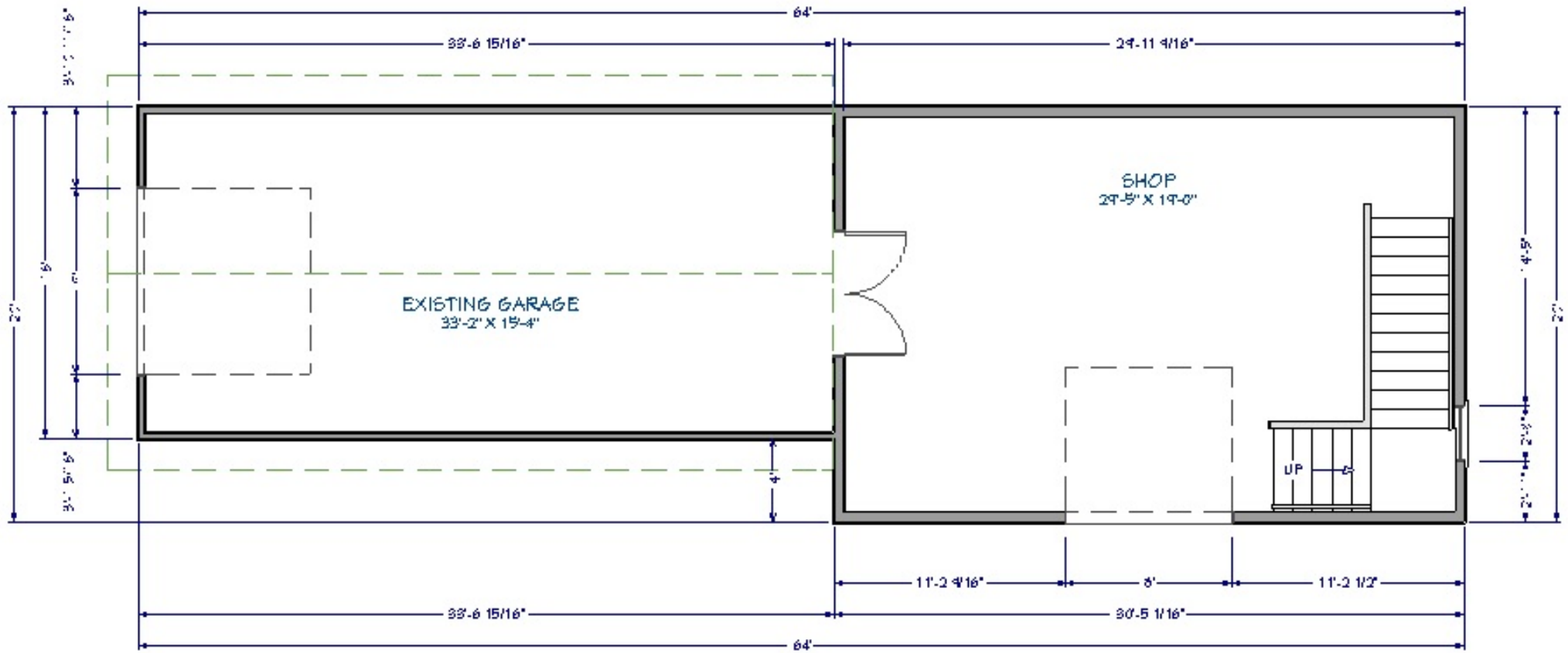
PREPARED FOR: FRANK R. HORN, LANDLORD AT LAW
 AND ADDRESS: 1201 LAMON AVE., COOK COUNTY, IL
 SELLER/PATRON: NEKOLA SURVEY, INC.
 JOB NO.: 08-02-0008

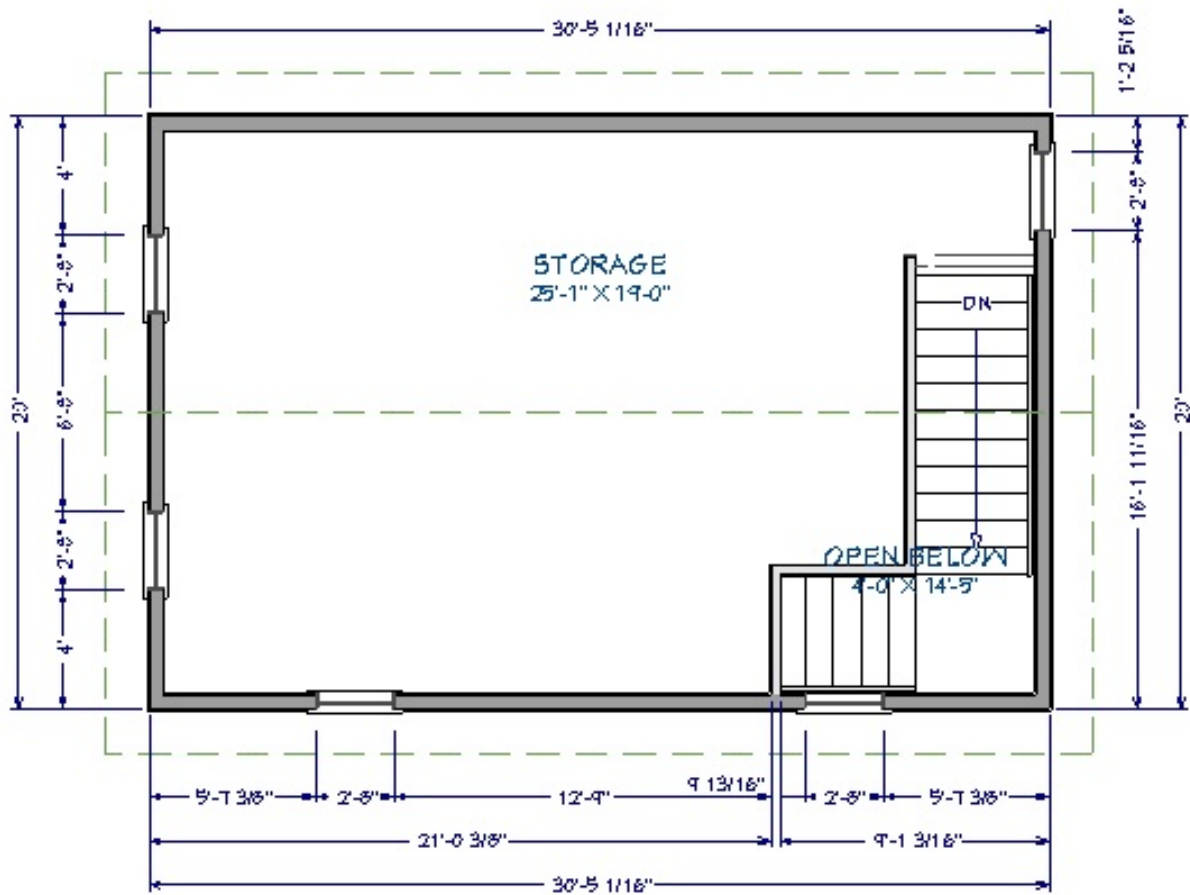
NEKOLA SURVEY, INC.
 PROFESSIONAL LAND SURVEYING SERVICES
 WWW.NEKOLASURVEY.COM
 400 N. DEHNIG RD., STE. 308
 O'LETHROPARK, ILLINOIS 60450
 (833) 248-1359 • FAX (833) 858-1450 FAX

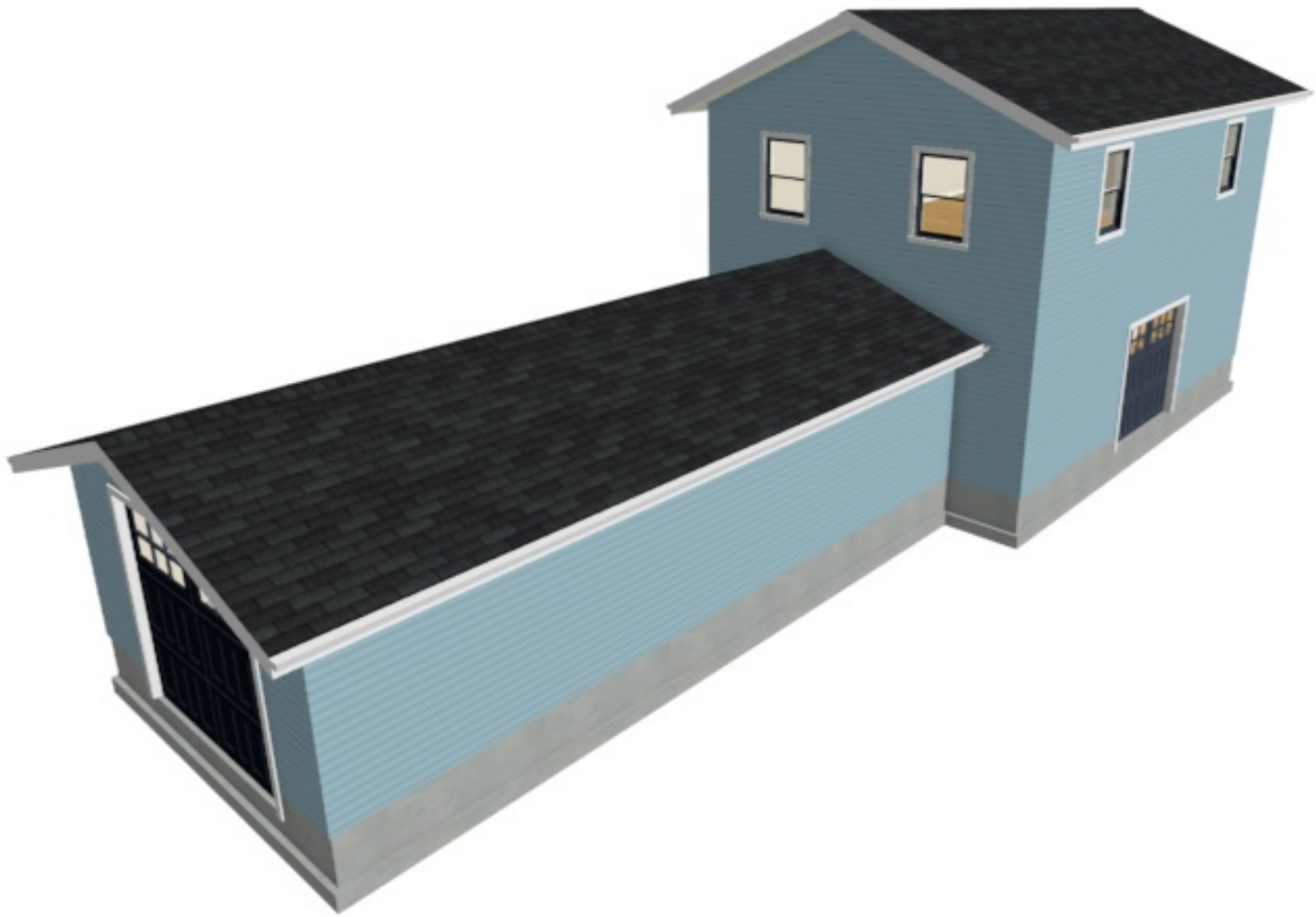


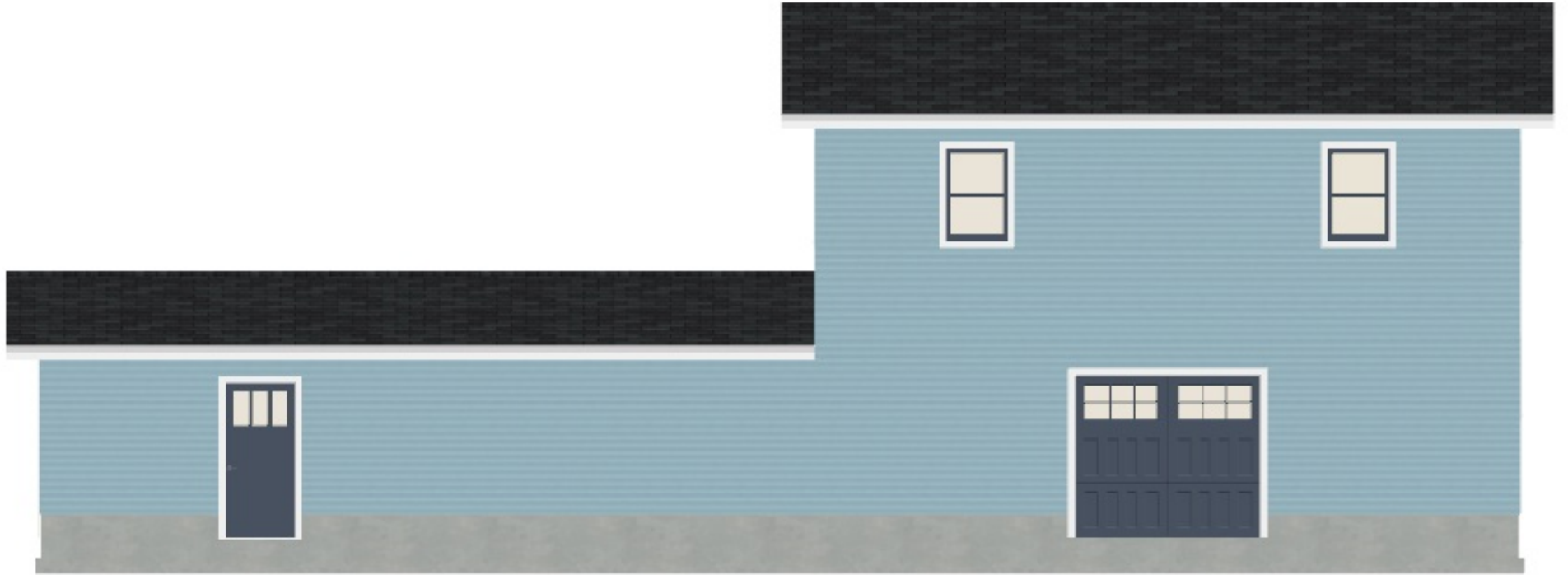
FIELD WORK COMPLETED ON THE 22ND DAY OF JULY, 2008.
 (STATE OF ILLINOIS COUNTY OF WILL) SE
 NEKOLA SURVEY, INC. DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE
 FIELD OF WORK HERE SHOWN, AND THAT THE REPRESENTATIVE SHOWN
 HEREON IS THE CURRENT LICENSED PROFESSIONAL LAND SURVEYOR
 FOR THIS COUNTY OF ILLINOIS.
 SIGNED THE 22ND DAY OF JULY, 2008
Michael W. Neke
 FILE NO. 2008
 LICENSE NUMBER, DATE: 20 NOVEMBER 2008

1" = 20' INDICATES THE HORIZONTAL SCALE. THIS SURVEY IS A NON-MONUMENTED SURVEY.
 NO ATTESTATION SHOULD BE MADE ON THE BASIS OF THIS PLAT. ALL MONUMENTS NOT OF THIS SURVEY
 SHOULD BE ESTABLISHED BY CONVEYANCE OF ANY AND ALL CONVEYANCES FOR SELLING
 LAND, EASEMENTS AND OTHER INTERESTS NOT IN THIS SURVEY ADDED TO THIS PLAT. HEREAFTER, THIS
 PLAT, INSTRUMENT AND LOCAL, STATE AND FEDERAL ORDINANCES.











STANDARDS

1. Met. The large lot size creates a real hardship. The size of the house on the lot is very small and limited storage. The garage size will not bother any neighbors.
2. Met. The unique physical characteristics of the lot are larger than other properties in Oak Forest.
3. Met. Due to the lot size being very narrow but long, it is impossible to utilize all of the lot.
4. Met. Without the variance the property is being treated unfairly because it is zoned commercial and surrounded by very tall condos on the east side and south side. Other commercial zoned properties are able to build large buildings with plenty of storage space
5. Met. A larger garage would not be a special privilege
6. Met. Does not conflict with the city's long term development plan.
7. Met. Use would be storage of vehicle and items which is already an accepted use and would not alter the essential character of the area
8. Met. The property owner can't reasonably add storage space to their property unless the zoning board grants the requested exception



**CITY OF OAK FOREST
ZONING CODE**

*Adopted March 11, 2014
Last Amended February 10, 2026*

4. Storage. Except as otherwise expressly permitted by this Code, outdoor storage shall not be allowed as an accessory use; where so permitted. Accessory structure storage structures shall comply with the structural guidelines of the City Building Code.
- (a) Detached Garages. Detached garages are required to be connected to the street by a driveway. Driveways are subject to the requirements of 8-104 B3. Detached garages shall comply with the following floor area square footage limitations. ~~Any second detached garage being constructed on a lot will require the approval of the Planning and Zoning Commission: ———~~
- (i) Not more than 528 square feet on a lot less than or equal to 7,500 square feet;
 - (ii) Not more than 660 square feet on a lot between 7,501 – 9,999 square feet;
 - ~~(iii) Not more than ten (10) percent of the total lot size on a lot greater than 10,000 square feet. between 10,000 — 21,779 square feet;~~
 - ~~(iv) Not more than 1,000 square feet on a lot greater than 21,780 square feet.~~
 - (v) No more than one (1) garage attached or detached on a lot less than 14,999 square feet.
 - (vi) No more than two (2) garages on a lot, one (1) must be attached and one (1) must be detached on a lot between 15,000 square feet and 21,779 sf.
 - (vii) No more than two (2) garages on a lot, either attached or detached on a lot greater than 21,780 sf.
 - ~~(viii) Not to exceed (15) feet in height from the ground to the peak of the roof.~~
- (b) Sheds. One shed per zoning lot maximum, and sheds shall comply with the following floor area square footage and height limitations:
- (i) Not more than 120 square feet on a lot less than 7,500 square feet or less;
 - (ii) Not more than 168 square feet on a lot between 7,501- 9,999 square feet;
 - ~~(iii) Not more than 192 square feet on a lot between 10,000 — 21,779 square feet;~~
 - (iv) Not more than ~~one (1)~~ two (2) percent of the total lot size on a lot greater than ~~21,780~~ 10,000 square feet ~~with a max square footage of 400 square feet; and~~
 - (v) Not to exceed (14) feet in height from the ground to the peak of the roof.
 - (vi) May be built not less than two (2) foot from a lot line of an adjoining lot.



COME & JOIN US FOR THE
**SPECIAL
GROWERS
PROGRAM**

GROW, LEARN, BLOOM TOGETHER

Become part of something meaningful.
The Special Growers Community Garden, is a program of
Good Shepherd Center for Exceptional Children, invites
individuals, families, groups, and businesses to adopt a garden
space and make it their own for the Spring 2026 growing season.

THINGS TO DO

SHARED GARDEN PLOTS & TOOLS
FUN WORKSHOPS & PLANTING DAYS
FRESH PRODUCE SWAPS
FAMILY-FRIENDLY EVENTS
A WELCOMING COMMUNITY



For more information:

CALL US: 708-985-3728

LET'S GROW FOOD, FLOWERS, AND
FRIENDSHIPS—TOGETHER

 WHAT DOES "ADOPT A GARDEN SPACE" MEAN?

BY ADOPTING A GARDEN SPACE, YOU:


- RECEIVE A DESIGNATED GARDEN PLOT TO PLANT, GROW, AND CARE FOR
- CHOOSE WHAT YOU'D LIKE TO GROW—VEGETABLES, HERBS, FLOWERS, OR POLLINATORS
- BECOME PART OF AN INCLUSIVE GARDEN SUPPORTING YOUNG ADULTS WITH DISABILITIES
- HELP CREATE A WELCOMING, ACCESSIBLE GREEN SPACE FOR THE ENTIRE COMMUNITY
- WHETHER YOU'RE AN EXPERIENCED GARDENER OR A BEGINNER, ALL ARE WELCOME!

 WHY ADOPT?

SUPPORT INCLUSIVE PROGRAMMING FOR YOUNG ADULTS WITH DISABILITIES
BUILD COMMUNITY CONNECTION AND PRIDE
ENJOY HANDS-ON WELLNESS THROUGH GARDENING
CREATE A SPACE THAT REFLECTS YOUR VALUES
BE PART OF A SHARED EFFORT THAT GROWS FOOD, SKILLS, AND BELONGING

 17 IMPORTANT DATES

GARDEN SEASON: SPRING–FALL 2026
SPACE ADOPTION OPENS: (MARCH 1, 2026)
LIMITED SPACES AVAILABLE

 TOGETHER, WE GROW MORE THAN GARDENS
WE GROW CONNECTION. WE GROW INCLUSION. WE GROW COMMUNITY.

Good Shepherd Center

YOUR PERSONAL INVITATION TO RESERVE YOUR PLOT
IN THE 2026 SEASON OF THE

SPECIAL GROWERS PROGRAM



Benefits of Adopting a Plot

- ✓ Save Money by producing your own fruits and vegetables. Estimated \$100-\$400 annually.
- ✓ Eat Healthier while being active outdoors.
- ✓ Help the Bees thrive by planting pollinators.
- ✓ Support native plants to reduce flooding and water runoff.
- ✓ Meet your community. Share with your neighbors.
- ✓ Learn a new skill in culinary arts, nutrition, gardening, and horticulture.
- ✓ Empty lots are unattractive, while shared community spaces raise property values and bring people together!

**PLOTS ARE FREE IN 2026.
SPACE IS LIMITED.**



Contact Us
708-985-3728



Visit Our Website
www.gscenter.org



SPECIAL USE PERMIT CHECKLIST ~ GOOD SHEPHERD CENTER

1. Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.

Our intent for the property is to build a state-of-the-art facility for children with and without disabilities in the future.

Until funds are obtained to build facility, it is our intent to create an outdoor classroom to serve as the "Special Growers Community Garden Project" for children, young adults, and the community of all abilities. Details on the program are attached.

2. No Undue Adverse Impact. The proposed use, drainage and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area or the public health, safety and general welfare.

- There will be no undue adverse impact with our intended use, rather we are creating an outdoor classroom known as "Special Growers Community Garden Project" to benefit our constituents living with and without disabilities and the surrounding community.

3. No Interference with Surrounding Development. The proposed use and development will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

- We are aware of the property lines on the property and know our "Special Growers Community Garden Project" will bring value to the community and neighboring subdivisions.

4. Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

- We are working alongside the University of Illinois Extension to create the community garden to help create areas to promote structured, purposeful, and inclusive gardening program that will serve children, young adults and will help support transition from school-based services to greater independence, with life and job skill development.

In addition, it will provide an additional food source for families in need through a partnering resource at harvest events, community volunteer events, and ongoing community partnerships. It will also improve the health and quality of life for those enriched in the activities of gardening in our elder population.

5. No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

- The site has 2 entrance / egress drive in place. We will use the current driveways as had been used in the past. Our programs will be seasonal beginning in the Spring through Fall. The site will be operated through staff at Good Shepherd Center and volunteers within the community that have investment in the Special Growers Community Garden Project.

6. No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic feature of significant importance.

- The proposed use and development will create an attractive community space where native plants will help reduce flooding and water runoff. In addition, planting pollinators will help local bees thrive while neighbors can save money by producing their own fruits and vegetables.

7. Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

- Our Special Growers Community Garden Project will be more than just a garden, it is a pilot program designed to inspire future schools, programs, and non-for-profit organizations on how to blend hands-on learning with life skills. Serving as an outdoor classroom, this project provides children and young adults with the importance of teaching healthier choices in meal planning, gardening, and food preparation.



**CITY OF OAK FOREST
SUBDIVISION ORDINANCE**

*Adopted April 16, 2014
Last Amended September 13, 2016*

CITY OF OAK FOREST SUBDIVISION & DEVELOPMENT CODE

changes in the drainage of surface in accordance with the Illinois Plat Act, 765 ILCS 205/1 et seq., and any Standards and Specifications Manual.

- D. **Other Notations: Dedications and Restrictions** The final plat shall also include statements, in a form approved by the City Administrator, concerning the dedication of land or granting of easements, as shown on the plat, and any restrictions related thereto.
- E. **Approved Tentative Plat** Applications for final plat approval, except minor Subdivision applications, shall be accompanied by a copy of the approved tentative Subdivision plat for the property.
- F. **Approved Final Engineering Plans** Applications for final plat approval, except minor Subdivision applications, shall be accompanied by a copy of the approved final engineering plans associated with the Subdivision.

SECTION 3-104: MINOR SUBDIVISION APPLICATION

Applications for minor Subdivisions, as defined in this Code, shall include all information required for final subdivision plats, as specified in Section 3-103 of this Code, except that a copy of the approved tentative plat shall not be required. Nothing in this Code shall be interpreted to relieve an applicant for approval of a minor Subdivision from the obligation to enter into agreements with applicable school and park districts, or other government agencies, in conformance with Subsection 4-101 G of this Code.

SECTION 3-105: OTHER SUBDIVISION APPLICATIONS

The City Administrator shall have available appropriate forms for other Subdivision applications, as authorized by this Code. Such other applications shall include, but are not limited to:

1. Applications to consolidate two or more existing lots of record into a single lot;
2. Applications to vacate recorded Subdivisions or public rights-of-way;
3. Applications to create a condominium association **or a Plat of Condominium**; and
4. Applications for modification of real estate tax identification numbers.

SECTION 3-106: DEVELOPMENT APPLICATIONS

Applications for Development review and approval, which do not involve Subdivisions, shall include:

1. Payment of all applicable fees and escrow deposits, as required in Section 2-106 of this Code;
2. All information required for Site Plan Approval, as specified in Subparagraph 11-504 of the Zoning Code, as amended, regardless of whether all or any portion of the property is located within the corporate limits of the City; and

CITY OF OAK FOREST SUBDIVISION & DEVELOPMENT CODE

recommendation on the application, the City Council, at a public meeting, shall by resolution approve or deny the final plat, and all related agreements and approvals related thereto, including all applicable agreements with the School and Park Districts. In the event the final plat is denied by the City Council, the City Administrator shall notify the applicant in writing of the reasons for such denial. The failure of the City Council to act within the time period specified in this Subsection shall be deemed a decision to approve the Minor Subdivision final plat.

- G. Recordation of Approved Plat** Following approval by the City Council of such minor subdivision application, the related final plat shall be registered or recorded in accordance with Section 3-204 of this Code.

SECTION 3-302: VACATION OF RECORDED PLATS

In cases where an application is made to vacate any recorded plat of subdivision, or part thereof, prior to the sale of any lot in the subdivision, the City Council may, by ordinance duly adopted, order the vacation of all or part of said subdivision. The City Council may, in its sole and absolute discretion, refer such applications to the Plan Commission for a recommendation prior to action. When lots have been sold, the plat may only be vacated if all of the owners of lots in said plat join in said application. The applicant shall be responsible for any and all costs and fees associated with such plat vacation.

SECTION 3-303: PLATS OF CONSOLIDATION

In cases where an application is made to consolidate existing lots of record, the City Council may, by resolution duly adopted, order the consolidation of said lots. The City Council may, in its sole and absolute discretion, refer such applications to the Plan Commission for a recommendation prior to action. The applicant shall be responsible for any and all costs and fees associated with such plats of consolidation.

SECTION 3-304: TAX DIVISIONS

In cases where an application is made to divide a property for the purpose of creating tax divisions, the City Council may, by resolution duly adopted, authorize such divisions. The City Council may, in its sole and absolute discretion, refer such applications to the Plan Commission for a recommendation prior to action. The applicant shall be responsible for any and all costs and fees associated with such tax divisions.

SECTION 3-305: PLATS OF DEDICATION

In cases where an application is made to dedicate easements or rights-of-way to the City of Oak Forest, and such application does not involve a Subdivision, the City Council may, by resolution duly adopted, authorize such dedication. The City Council may, in its sole and absolute discretion, refer such applications to the Plan Commission for a recommendation prior to action. Unless specifically waived by the City Council in approving such resolution, the applicant shall be responsible for any and all costs and fees associated with such plats of dedication.

SECTION 3-306: PLATS OF CONDOMINIUM

In cases where an application is made to create a Plat of Condominium provided that such

CITY OF OAK FOREST SUBDIVISION & DEVELOPMENT CODE

condominium does not contemplate or require any street or utility extensions, or contemplate or require the construction of any other public improvements, and does not contemplate or require any variations of this Code. Then the City Administrator or their designee may approve the plat of condominium or application to make a condominium association.

**CITY OF OAK FOREST
PLANNING & ZONING COMMISSION MEETING MINUTES
Wednesday, March 4, 2026**

The Planning & Zoning Commission meeting was called to order at 7:00 p.m. by Chairman Ziak.

Pledge of allegiance.

PRESENT: Chairman Ziak
Commissioner Forbes
Commissioner Guisinger
Commissioner LaRoche
Commissioner Larson
Commissioner Runge
Staff Member Paul Ruane
Staff Member Hunter Heyman

ABSENT: Commissioner Ater
Commissioner McGrath

1. ZC #26-06 – Tobacco Lounge – Text Amendment: **PUBLIC HEARING** – The applicant requests review and consideration to update the following provisions of the City of Oak Forest Zoning Code: Appendix A: Zoning Table of Uses and such other and further zoning relief that may be required to allow for tobacco lounges.

Community Planner Hunter Heyman provided a recap of previous discussions regarding tobacco lounges. The city has received multiple inquiries from applicants interested in establishing tobacco lounges, but the use is not currently permitted in the zoning code. The purpose of this item is to clarify whether the city wants to allow this use and provide guidance to applicants.

Existing Regulations

Illinois state law (Smoke Free Illinois) prohibits smoking in enclosed spaces but provides an exemption for retail tobacco stores

Retail tobacco stores are defined as establishments deriving more than 80% of gross income from tobacco product sales

Retail tobacco stores must be freestanding structures (cannot be connected to other buildings)

Tobacco lounges and hookah bars can meet the definition of retail tobacco stores if they comply with these requirements

These establishments cannot hold liquor or restaurant licenses

Chairman Ziak asked for any Public Comments. Seeing none public comment was closed.

Chairman Ziak asked for a motion for approval.

Commissioner Guisinger made a motion to approve. Commissioner LaRoche seconded.

Roll call.

| AYES | NAYS | ABSTAIN | ABSENT |
|------------------------|---------------------|---------|----------------------|
| | | | Commissioner Ater |
| | Commissioner Forbes | | |
| Commissioner Guisinger | | | |
| Commissioner Larson | | | |
| Commissioner LaRoche | | | |
| | | | Commissioner McGrath |
| Commissioner Runge | | | |
| Chairman Ziak | | | |

Motion carried 5-1, 2 absent. The motion was approved. This will go to City Council with a positive recommendation on March 10th.

2. Preliminary Discussion on a Garage Size and Height Variation Request at 15537 Lamon Avenue
PUBLIC MEETING

Community Planner Hunter Heyman gave an overview of the applicant's desire for a larger garage at 15537 Lamon Avenue.

- Existing garage: 16 feet by 34 feet
- Applicant proposes: 16-foot by 30-foot addition with 18-foot height
- Proposed total garage size: 1,024 square feet
- Proposed use: First floor for vehicle parking and table tennis/game room (10-foot ceiling); second floor for storage (8-foot ceiling)
- Actual total height with roof pitch: Approximately 25 feet

Current Zoning Code Requirements for Garages

The commission reviewed the existing garage allowances based on lot size:

- Less than 7,500 sq ft: 528 sq ft, no second garage
- 7,500 to 10,000 sq ft: 660 sq ft
- 10,000 to 21,000 sq ft: 800 sq ft
- 15,000 to 21,800 sq ft: 800 sq ft with option for second garage (one attached, one detached) requiring planning and zoning approval
- Greater than 21,800 sq ft: 1,000 sq ft with two garages (either attached or detached)
- Height limit: 15 feet (regardless of lot size)

Applicant's Variance Request

- Square footage variance: Applicant wants 1,024 sq ft but is limited to 800 sq ft under current code (200+ sq ft variance needed)
- Height variance: Applicant wants 25 feet but code limits to 15 feet (10-foot variance needed)

Summary of Discussion

Commissioners raised concerns that the proposed garage would be larger and possibly taller than the existing home (a ~900 sq ft, 1930s-era house about 15 feet tall). Current rules state accessory structures should not exceed the size or height of the primary structure, and some commissioners felt approving this could affect neighborhood character. Design solutions such as dormer-style roofs and matching materials were suggested to reduce the visual impact and improve compatibility with nearby homes.

The commission reviewed examples of large garages already in Oak Forest, including a two-story brick garage at 160th and Central, a gambrel-roof garage on Sunset, and a dormer-style garage near Beggars. Some examples were seen as blending well when materials matched the house, while others—such as garages with CMU block walls—were noted as standing out negatively.

Staff clarified the formal notification process, which includes mailed notices to all properties within 250 feet, a two-week notice period, a Planning & Zoning hearing, and final City Council approval. The applicant stated that immediate neighbors have no objections.

A key issue discussed was whether the request should be handled as a variance or through a zoning code amendment. Staff explained that variances require a legal hardship, and simply wanting a larger garage typically does not qualify. As a result, commissioners discussed updating the code instead. Staff also presented comparisons with nearby municipalities, where garage limits range from 700–800 sq ft in many towns, about 1,000 sq ft in Blue Island, and up to 3,000 sq ft (one story) in South Holland.

The commission provided direction for a potential text amendment, including allowing garages on lots over 10,000 sq ft up to 10% of lot size, permitting garages no taller than the primary structure by right, and requiring special review for taller structures. Commissioners also discussed allowing a second detached garage on lots over 10,000 sq ft with a special use permit, and increasing shed allowances to 2% of lot size with a 400 sq ft cap to prevent sheds from functioning as garages. Staff will also review code definitions distinguishing garages from sheds, typically based on door size and ability to store a vehicle.

The applicant may either apply for a variance now or wait for the proposed code amendment, which is expected to be reviewed at the April Planning & Zoning meeting and then sent to City Council. Staff will prepare the draft amendment and keep the applicant informed as it moves forward.

3. Discussion for an Update to the Subdivision Code to Allow Minor Subdivisions Through Administrative Approval **PUBLIC MEETING**

Community Planner Hunter explained why staff were interested in allowing for an administrative process for plat of condominium approval. At the previous meeting, the commission approved a plat of condominium for an existing structure. The applicant was dividing one unit in an existing structure into two units without making any structural changes essentially creating internal unit

designation lines. The city currently processes plats of condominium through the minor subdivision process, which requires approval from both the Planning and Zoning Commission and City Council.

Staff reviewed practices in other municipalities and found mixed approaches. Some communities (such as Midlothian) treat condominium plats like minor subdivisions, requiring full review, while others (such as Mount Prospect) allow administrative approval only. Tinley Park appears to follow the subdivision process but also allows some condominium conversions to be approved administratively. The county itself does not require City Council approval or signatures for recording a condominium plat, though condominium declarations and HOA documents must still be recorded.

Commission discussion focused on whether condominium plats should continue to require full review. Mr. Forbes suggested removing Planning and Zoning review, allowing either administrative approval or direct City Council approval, noting council involvement may still make sense when new parcels or tax identification numbers are created. Staff clarified that administrative approval would bypass both Planning and Zoning and City Council, while direct council approval would skip the commission but still involve the council.

Commissioners expressed support for administrative approval when the condominium plat does not involve structural changes.

Based on the discussion, staff will prepare a text amendment allowing administrative approval of condominium plats. The draft amendment will be presented for public hearing at the next meeting, and staff will coordinate with City Council to ensure consistent approval procedures.

Chairman Ziak asked for a motion for approval of February 18th, 2026 minutes. Commissioner Forbes made a motion to approve. Commissioner Guisinger seconded.

Roll call.

| AYES | NAYS | ABSTAIN | ABSENT |
|------------------------|-------------|----------------|----------------------|
| | | | Commissioner Ater |
| Commissioner Forbes | | | |
| Commissioner Guisinger | | | |
| Commissioner Larson | | | |
| Commissioner LaRoche | | | |
| | | | Commissioner McGrath |
| Commissioner Runge | | | |
| Chairman Ziak | | | |

Motion carried 6-0, 2 absent. The motion was approved.

Chairman Ziak asked for any Public Comments. Seeing none public comment was closed.

Chairman Ziak asked for a motion to adjourn. Commissioner Forbes made a motion, Commissioner Larson seconded.

All in attendance answered aye.

Meeting adjourned at 8:23 p.m.

Minutes prepared by Hunter Heyman, Community Planner.

CHAIRMAN ZIAK