The meeting of the Plan Commission of the City of Hammond, Indiana was held on Tuesday, January 20, 2026, in the Council Chamber, 2nd Floor, 5925 Calumet Avenue, Hammond, IN 46320, and via www.Zoom.us, at 6:00 p.m.

President Button called the meeting to order at 6:00 p.m. President Button led the Pledge of Allegiance. President Button called for the roll call.

PRESENT	ABSENT	ALSO PRESENT
Roger Brock (IP)		Brian L. Poland, AICP
Dean Button (IP)		Director of City Planner
Thomas Dabertin (Z)		
Michael Dye (IP)		Tom Novak
Michael Opinker (IP)		Asst. City Planner
Thomas Kazmierczak (IP)		
Ronald Sims (IP)		Shannon Morris-Smith
Daniel Spitale (IP)		Recording Secretary
Marcus Taylor (IP)		
		Dave Westland
		Plan Commission Attorney
PRESENT – 9	ABSENT – 0	QUORUM

Election of Officers for 2026

President Button asked for a nomination for President. Mr. Dye motioned to nominate Dean Button for President, seconded by Mr. Kazmierczak. There were no other nominations. Roll call vote. Roger Brock/yes, Thomas Dabertin/yes, Mike Dye/yes, Michael Opinker/yes, Thomas Kazmierczak/yes, Ronald Sims/yes, Dan Spitale/yes, Marcus/Taylor/yes, Dean Button/yes. Nine "Ayes", Zero "Nays", Zero "Absent", and Zero "Abstentions". Motion passed.

President Button asked for a nomination for Vice-President. Mr. Dye nominated Mr. Kazmierczak for Vice-President, seconded by Mr. Brock. There were no other nominations. Roll call vote. Roger Brock/yes, Thomas Dabertin/yes, Mike Dye/yes, Michael Opinker/yes, Thomas Kazmierczak/yes, Ronald Sims/yes, Dan Spitale/yes, Marcus/Taylor/yes, Dean Button/yes. Nine "Ayes", Zero "Nays", Zero "Absent", and Zero "Abstentions". Motion passed.

President Button asked for a nomination for appointment to the BZA. Mr. Dye nominated Mr. Kazmierczak, seconded by Mr. Brock. There were no other nominations. Roll call vote. Roger Brock/yes, Thomas Dabertin/yes, Mike Dye/yes, Michael Opinker/yes, Thomas Kazmierczak/yes, Ronald Sims/yes, Dan Spitale/yes, Marcus/Taylor/yes, Dean Button/yes. Nine "Ayes", Zero "Nays", Zero "Absent", and Zero "Abstentions". Motion passed.

APPROVAL OF MINUTES

President Button called for a motion to approve the minutes of the December 15, 2025 meeting. Mr. Dye so moved, seconded by Mr. Hutton. Roll call vote. Roger Brock/yes, Thomas Dabertin/yes, Mike Dye/yes, Michael Opinker/yes, Thomas Kazmierczak/yes, Ronald Sims/yes, Dan Spitale/yes, Marcus/Taylor/yes, Dean Button/yes. Nine "Ayes", Zero "Nays", Zero "Absent", and Zero "Abstentions". Motion passed.

OLD BUSINESS

There was none.

NEW BUSINESS

President Button requested a motion to amend the order of new business to start with CP-26-03. Mr. Dye so moved, seconded by Mr. Kazmierczak. Roll call vote. Roger Brock/yes, Thomas Dabertin/yes, Mike Dye/yes, Michael Opinker/yes, Thomas Kazmierczak/yes, Ronald Sims/yes, Dan Spitale/yes, Marcus/Taylor/yes, Dean Button/yes. Nine "Ayes", Zero "Nays", Zero "Absent", and Zero "Abstentions". Motion passed.

CP-26-03 Petition of Davies -Imperial Coatings, Inc., to reclassify property at 1175 State Street, 1146-11 Willow Court, and 1149-11 State Street from R-1U Urban Single Family Residential District to I-1 Light Manufacturing District within the City of Hammond, Lake County, Indiana

President Button asked if the notification requirements had been met. Ms. Morris-Smith stated "Yes".

Jack Ferrino, 219 Development, 7135 Indianapolis Boulevard, Hammond, IN 46324, represented the petitioner. Mr. Ferrino thanked the Commissioners and the entire Office of City Planning for their assistance working with the company. The project was for Davies-Imperial Coatings, Inc., located on State Street. This is a multi-generational company has existed in Hammond for decades. The petitioner was looking to grow and expand a new thermoplastics manufacturing company. The current operation was wet road paint markings for stripping. The new operation would be a dry clean process with dust collection in a new thermoplastic plant. Thermoplastic road markings tape through pre-form and thermoplastic materials pre-packaged in the field.

The subject property site was located at 1175 State Street and the adjacent parcels. There are three (3) parcels that would be combined into one (1) parcel by a subdivision replat. Mr. Ferrino stated the property was underutilized and has been used for dumping and was an eyesore. The petitioner was looking to clean up the property and redevelop it with a 50,000 SF pre-cast manufacturing plant. There would also be an opportunity to create a buffer between the railroad and the neighborhood. In addition, the residents support the development and are interested in the employment opportunity.

The project would be a fifteen-million-dollar new construction development. There would be twenty-five (25) initial jobs, with the opportunity to increase to forty plus (40+) jobs. All onsite due diligence has been completed. There was a clean Phase II on the site, a completed GEO Technical has been completed. design development is fifty percent (50%) complete, and civil design has begun. Mr. Ferrino further stated a rezoning from R-1U to I-1 with a restrictive covenant related to the pre-manufactured materials that would be utilized in the process of making the thermo plastic.

President Button asked if there were any questions from the Commissioners. There were none.

President Button commented that City Engineering was working to reconfigure the roadway on State Street near the building location from one way westbound. A consultant has been hired to do a traffic study for this process. Mr. Ferrino further stated the truck traffic was being worked on to limit truck traffic through the residential neighborhood by exiting eastbound to Indianapolis Boulevard.

President Button asked if there were any additional questions from the Commissioners. There were none.

President Button opened up the public hearing.

Charles Pasdach, 1144 Indiana Street, Hammond, IN 46327
-Clarification of NOA letter

President Button closed the public hearing.

President Button asked if there were any additional questions from the Commissioners. There were none.

Mr. Poland summarized the staff report, but it is presented below in its entirety.

BACKGROUND
The petitioner, Davies Imperial Coatings, is a contingent purchaser of the subject property that is seeking the rezoning to I-1. 219 Development Services is the authorized agent to speak on behalf of the petitioner. Hammond Fence Company is the owner of record for the property.

Davies is seeking to construct an industrial building in order to expand their business currently at 1275 (aka 1301) State Street and produce a new product. The product is a thermoplastic product for the tape that is used for street lane markings tape. The thermoplastic process uses certain chemicals in order to make the final product. These are pigments, Ethylene-Vinyl Acetate resins, processed mineral filters, wax blends, castor oil, and resin additives.

The property is located within the Hammond Central Redevelopment Area. In the redevelopment plan, the use of the subject property was identified as open space. The HRC determined that the proposed industrial use is compliant with the plan by making a single-site modification to the land use provisions subject to:

1) final technical approval from the HDEM, City Engineering, Water Department, Fire Department, and Sanitary District.;
2) completion of the traffic study and compliance with its recommendations
3) Recommendation of the Plan Commission and approval by the Council for the rezoning.
4) Approval of the BZA actions.
5) Release of any utility easement rights in the vacated rights-of-way.
6) Completion of a formal amendment to the Redevelopment Plan.

The development plan is still under review and potential developmental variances are being determined.

Subject property and adjacent properties, present use and zoning classification
The subject property is currently zoned R-1U Urban Single Family Residential District. To the north is R-1U Urban Single Family Residential district containing western extension of the Gibson Rail yards and a residential neighborhood beyond. To the west, there is the Howard Avenue Sanitary District zoned R-1U and a R-1U residential neighborhood beyond. To the south, there is a residential neighborhood zoned R-1U. To the east is a C-4 General Commercial area on the subject property that is a map error. The C-4 area beyond to the south along Columbia Avenue is C-4 General Commercial.

ANALYSIS
State statue identifies five criteria to be addressed when considering a zoning petition.

1) Comprehensive Plan

The subject property is located in Planning District III Central Hammond Planning District. The City of Hammond's 1992 Comprehensive Land Use Plan recommends the subject property to be low density residential. The subject property abuts the western extension of the Gibson Rail Yards and the Howard Avenue Sanitary District Facility is located on the west of the subject property.

2) Current conditions and character

The property is currently vacant. HDEM has requested information (Phase I/Phase II) to determine the conditions of the property. The building is in poor condition and a demolition order has been issued by the City.

3) Most desirable use for the property

The property was platted for residential lots. The alleys were vacated in 1925. The property was never developed for residential purposes. Adjacency to the railyards on the north, the sanitary district station on the west and the Columbia Avenue overpass does affect its desirability for residential use. It is appropriate to consider other uses for the property.

4) Conservation of property values throughout the area

New development, in general, has a positive effect on property values. Non-residential zoning of the property would act as a transitional buffer between the railroad and the residential neighborhood. An appropriately scaled building could act to deflect any sounds from the railyards. Landscaping would enhance the streetscape and act as a buffer to the residential neighborhood.

5) Responsible development and growth

The City Engineer is having a traffic study prepared to determine the nature of changes to the lanes and curb islands on State Street near the Columbia Avenue overpass. The intent is to reconfigure the lanes so that the truck traffic to and from the subject property is directed easterly on State Street, reducing the truck traffic impacts in the residential neighborhood.

A use restriction and covenant document has been prepared to limit the number of permitted and conditional uses allowed within the I-1 zoning classification as a means to protect the residential neighborhood to the less desirable uses. The document also identifies specific chemicals that can be used in thermoplastic product. Any new chemicals not identified would be subject to HDEM's normal review and approval process.

STAFF RECOMMENDATION

The outstanding items are for staff's development plan approval are:

1) final technical approval from the HDEM, City Engineering, Water Department, Fire Department, and Sanitary District.;
2) completion of the traffic study and compliance with its recommendations
3) Release of any utility easement rights in the vacated rights-of-way.

Subsequent to the approval by the Council, the outstanding items are:

4) Determination of and approval of the BZA actions.
5) Signature and recording of the use restrictions and covenant document.

Staff recommends that the Plan Commission forward the petition to rezone with the use restrictions and covenant document to the City Council with a favorable recommendation.

If the Plan Commission agrees with the recommendation, the staff requests that this report is adopted by the Plan Commission as Preliminary Findings of Fact.

President Button asked if the Commissioners were required to adopt the covenant restrictions. Attorney Westland stated "No".

The presentation was concluded.

President Button asked if there were any questions from the Commissioners. There were none.

President Button called for a motion to forward the petition to the City Council with a favorable recommendation conditioned upon approval of the restrictive covenant. Mr. Opinker so moved, seconded by Mr. Dye. Roll call vote. Roger Brock/yes, Thomas Dabertin/yes, Mike Dye/yes, Michael Opinker/yes, Thomas Kazmierczak/yes, Ronald Sims/yes, Dan Spitale/yes, Marcus/Taylor/yes, Dean Button/yes. Nine "Ayes", Zero "Nays", Zero "Absent", and Zero "Abstentions". Motion passed.

President Button called for a motion that the Plan Commission adopt the staff report as preliminary findings of fact. Mr. Dye so moved, seconded by Mr. Opinker. Roll call vote. Roger Brock/yes, Thomas Dabertin/yes, Mike Dye/yes, Michael Opinker/yes, Thomas Kazmierczak/yes, Ronald Sims/yes, Dan Spitale/yes, Marcus/Taylor/yes, Dean Button/yes. Nine "Ayes", Zero "Nays", Zero "Absent", and Zero "Abstentions". Motion passed.

CP-26-01 — Petition of the Hammond Plan Commission to Review the Amending Declaratory Resolution 2025-18 of the Hammond Redevelopment Commission Regarding Amending the Declaratory Resolutions that Designated the North Hammond Development Area and Approved the North Hammond Redevelopment Plan for the North Hammond Development Area to Modify said Development Area Boundaries and said Redevelopment Plan to Expand said North Hammond Development Area, to Amend the Redevelopment Plan for said Expansion, and to Designate a certain area of the North Hammond Development Area as an Expansion of the West Point Allocation Area for the Purpose of Utilizing Tax Increment Financing to implement the Redevelopment Plan as amended

President Button asked the secretary if the notification requirements had been met. Ms. Morris-Smith stated "Yes".

President Button asked the Commissioners if there were any objections to Mr. Poland acting as the petitioner and the reviewer. There were none.

Brian L. Poland, Director of City Planning, 5925 Calumet Avenue Room G-17, Hammond, IN 46320, represented the petitioner. Mr. Poland stated this was the 2nd step in a four step process that the Redevelopment Commission has to follow to amend, expand, or create any kind of redevelopment area or allocation area. Mr. Poland discussed the name changes and inconsistencies of the North Hammond Redevelopment Area. The North Hammond Redevelopment Area was the current non-residential areas of North Hammond that is south of 129th Street. The expansion area was Columbia and 141st Street, west towards Calumet Avenue to the toll road off ramp, including Unifirst, the self-storage company, the hotels, and north of the Mohawks. The new area would expand further south down Calumet Avenue and would include KFC, Olympia Lanes, the hotel, and continuing pass both train tracks, following eastward along the tracks to the Toll

Road. up to Gostlin Street, and back down to exclude some residential areas. The residential properties would be minimized in this area. An opportunity to develop a large piece of property located south of Johnel's/Dynasty Banquests was the purpose of expanding and placing this property into the redevelopment area and the allocation area for TIFF purposes.

Mr. Poland stated the petition was to take action on if the Redevelopment Plan complies with the Comprehensive Plan.

President Button asked if there were any questions from the Commissioners. There were none.

President Button opened up the public hearing. There were none.

President Button closed the public hearing.

President Button asked if there were any additional questions from the Commissioners. There were none.

Mr. Poland summarized the staff report, but it is presented below in its entirety.

Background
On December 16, 2025, the Hammond Redevelopment Commission approved and adopted Resolution 2025-18. The purpose of the resolution was to amend various declaratory resolutions in which the North Hammond Redevelopment Area was created and expanded. The intent is to expand the West Point Allocation Area and expand the boundaries of the North Hammond Redevelopment Area. The existing West Point Allocation area is bounded by 141st Street, White Oak Avenue, Gostlin Street, and Columbia Avenue. It was establishing in 2013.

The 2025 Expansion Area of the North Hammond Redevelopment Area takes in the property of the Mohawk Athletic Club at the Northwest corner of Calumet Avenue and 141st Street, then continues south on Calumet Avenue to include the properties on both sides of the 4100 and 4200 blocks of Calumet Avenue between Baltimore Avenue and the Toll Road; then continues in the 4300 block of Calumet Avenue between the N-S alley west of Calumet Avenue and the Toll Road; then the 4400 block of Calumet Avenue between the N-S alley west of Calumet Avenue (excluding 4448 Calumet Avenue) and Cedar Avenue; then in the 4500 block of Calumet Avenue north of the CSX rail line between the west ROW line of Calumet Avenue and the Toll Road and including the area south of Gostlin Street east of Ash Avenue.

The expansion of the West Point Allocation Area includes the 2025 Expansion Area of the North Hammond Redevelopment Area as well as including properties already included in the North Hammond Redevelopment Area. These properties include 141st Street ROW between Columbia and Calumet Avenues; the Unifirst and self-storage

facility at the Northeast corner of Calumet Avenue and 141st Street; and the four properties at the Northwest corner of Calumet Avenue and 141st Street north of the Mohawks Club. The 4 properties were added to the North Hammond Redevelopment Area (fka Marina Development Area) in 2001 and is now referred to as the 2001 Calumet Avenue Expansion Area.

Analysis
The 2025 Amendment to the North Hammond Redevelopment plan identifies goals and objectives to provide for development of the newly expanded area and means for TIF financing. The 2025 Expansion Area consists primarily of a C-4 General Commercial corridor with various existing business of hotels, restaurants, bowling alley, and an event space. The corridor also includes undeveloped property bordering the Toll Road that the right development could revitalize the corridor. The Expansion Area also includes some industrial areas and open space areas waiting for improvements.

The 2025 Amendment provides new land use and design guidelines to bring quality development to the area. It is noted, in the 2001 Calumet Avenue Expansion Area Plan Amendment, that the plan was recommending a transit hub being located on the 4 identified parcels. This project never occurred and the 2025 Amendment updates, amends, and replaces that language to be consistent with the overall commercial corridor goals, objective, and land use/design guidelines.

STAFF RECOMMENDATION
The staff recommends that the Plan Commission:

1) make a determination that Amending Declaratory Resolution 2025-18 is in conformity with the 1992 Comprehensive Plan as amended by the 2003 North Hammond Neighborhood Plan;
2) adopt this report as its Findings of Fact;
3) adopt Plan Commission Resolution 2026-01; and
4) determine that this report as its Findings of Fact and PC Resolution 2026-01 both constitute the Plan Commission's Written Order for compliance with the Official Plans of the City of Hammond in accordance with IC 36-7-14-16(a).

Further staff recommends that the Plan Commission adopt a second motion to:
1) forward the Plan Commission's Written Order and the proposed Council Resolution to the Common Council with a favorable recommendation.

The presentation was concluded.

President Button asked if there were any questions from the Commissioners. There were none.

President Button called for a motion to approve the Declaratory Resolution with the four (4) recommendations as amended. Mr. Dye so moved, seconded by Mr. Opinker. Roll call vote.

Roger Brock/yes, Thomas Dabertin/yes, Mike Dye/yes, Michael Opinker/yes, Thomas Kazmierczak/yes, Ronald Sims/yes, Dan Spitale/yes, Marcus/Taylor/yes, Dean Button/yes. Nine "Ayes", Zero "Nays", Zero "Absent", and Zero "Abstentions". Motion passed.

President Button called for a motion that the Plan Commission forward the Plan Commission's Written Order and the proposed Council Resolution to the Common Council with a favorable recommendation. Mr. Dye so moved, seconded by Mr. Opinker. Roll call vote. Roger Brock/yes, Thomas Dabertin/yes, Mike Dye/yes, Michael Opinker/yes, Thomas Kazmierczak/yes, Ronald Sims/yes, Dan Spitale/yes, Marcus/Taylor/yes, Dean Button/yes. Nine "Ayes", Zero "Nays", Zero "Absent", and Zero "Abstentions". Motion passed.

CP-26-02 Petition of the Hammond Plan Commission to a Review Residential Housing Development Program Declaratory Resolution 2025-19 of the Hammond Redevelopment Commission Regarding Designating said area as an Allocation Area and Designating the Area for the Purpose of Tax Increment Financing, to implement a Residential Housing Development Program, more specifically the: Jacob's Square Residential Housing Development Program all Pursuant to Indiana Code 36-7-14, Indiana Code 36-7-25, and the Indiana Administrative Code 50 IAC 8

President Button asked the secretary if the notification requirements had been met. Ms. Morris-Smith stated "Yes".

President Button asked the Commissioners if there were any objections to Mr. Poland acting as the petitioner and the reviewer. There were none.

Brian L. Poland, Director of City Planning, 5925 Calumet Avenue, Hammond, IN 46320. Mr. Poland stated this was the 2nd step in a four step process that the Redevelopment Commission has to follow to amend, expand, or create any kind of Redevelopment Area. Jacob's Square was created in 2006. The area originally was under United Neighborhood's, Inc., housing program. The Redevelopment Commission has been looking at ways to construct homes in Jacob's Square. The staff has conducted an analysis of vacant lots owned by the Redevelopment Commission and Civil City of Hammond. A determination was made on which lots meet the minimum lot size requirements and are buildable, and which vacant lots could be sold to the adjacent property owner to expand their property.

A statutory change was made that would allow the creation of a TIF Program for residential housing. A housing plan needed to be created to include the analysis of the vacant lot, and creates a TIF Allocation provision. The boundaries are Sohl Avenue on the West, Fayette Street on the North, the alley east of Beall Avenue between Thornton Street and Carroll Street on the East, and Carroll Street on the South.

Mr. Poland advised the Commissioners about the Redevelopment Commission's citywide vacant lot portal.

President Button asked if there were any questions from the Commissioners. Mr. Spitale asked what was the minimum lot size. Mr. Poland stated R-1 Single Family Residential District the minimum lot size was 40 x 120 FT or 4800 SF. There was a discussion on the plotted lots and the challenges to build on them. There was a further discussion on how the BZA could approve smaller lots to be built on.

President Button asked if there were any questions from the Commissioners. There were none.

President Button opened up the public hearing. There were none.

President Button closed the public hearing.

President Button asked if there were any additional questions from the Commissioners. There were none.

Mr. Poland summarized the staff report, but it is presented below in its entirety.

Background
On October 3, 2006, the Hammond Redevelopment Commission approved and adopted Declaratory Resolution 09-2006 to declare the establishment of the Jacobs' square Redevelopment Area. On October 16, 2006, the Plan Commission approved its the order determining compliance with the Comprehensive Plan. On October 24, 2006, the Council approved Resolution 06R-221 approving the Plan Commission Order. On November 21, 2006, the HRC approved the confirmatory resolution finalizing the establishment of the Jacobs' Square Redevelopment Area.

The HRC is seeking to create a Residential Housing Development Program (RHDP) to support new construction housing in Jacobs' Square. This is an extension of the overall goal to provide new housing, reduce the number of vacant lots in HRC's ownership, and increase the property values of the neighborhood. As an incentive to overall development, the RHDP also creates a residential allocation area of TIF purposes to fund improvements in the neighborhood. The boundaries of the RHDP coincide with the 2006 Jacobs' Square Redevelopment Area.

According to state statute the Plan Commission is required to review this document and make a determination whether it complies with the Comprehensive Plan or not.

The goals of the 2025 RHDP comport with the goals and the objectives established in the 2006 plan.

ANALYSIS

The boundaries of Jacobs' Square are Sohl Avenue on the West, Fayette Street on the North, the alley east of Beall Avenue between Fayette Street and Thornton Street and east side of Beall Avenue between Thornton Street and Carroll Street on the East, and Carroll Street on the South. The RHDP did not change the Jacobs' Square boundaries.

The Jacobs' Square are is zoned R-1U except C-4 on the east side of Beall between Fayette Street and Thornton Street. This C-4 area should be considered to be rezoned to R-1U. The 1992 Comprehensive Land Use Plan and the Zoning Ordinance were reviewed. The Redevelopment Plan/Residential Housing Development Plan for Jacobs' Square is in compliance with the Comprehensive Plan.

STAFF RECOMMENDATION

The staff recommends that the Plan Commission adopt a first motion to:
1) make a determination that the Jacobs' Square Residential Housing Development Program is in conformity with the 1992 Comprehensive Land Use Plan;
2) adopt this report as its Findings of Fact;
3) adopt Plan Commission Resolution 2026-02, and
4) determine that both this report as its Findings of Fact and PC Resolution 2026-02 constitute the Plan Commission's Written Order for compliance with the Official Plans of the City of Hammond in accordance with IC 36-7-14-16(a).

Further staff recommends that the Plan Commission adopt a second motion to:
1) forward the Plan Commission's Written Order and the proposed Council Resolution to the Common Council with a favorable recommendation.

The presentation was concluded.

President Button asked if there were any questions from the Commissioners. There were none.

President Button called for a motion to adopt the first motion. Mr. Dye so moved, seconded by Mr. Spitale. Roll call vote. Roger Brock/yes, Thomas Dabertin/yes, Mike Dye/yes, Michael Opinker/yes, Thomas Kazmierczak/yes, Ronald Sims/yes, Dan Spitale/yes, Marcus/Taylor/yes, Dean Button/yes. Nine "Ayes", Zero "Nays", Zero "Absent", and Zero "Abstentions". Motion passed.

President Button called for a motion that the Plan Commission forward the Plan Commission's Written Order and the proposed Council Resolution to the Common Council with a favorable recommendation. Mr. Kazmierczak so moved, seconded by Mr. Dabertin. Roll call vote. Roger Brock/yes, Thomas Dabertin/yes. Mike Dye/yes, Michael Opinker/yes, Thomas Kazmierczak/yes, Ronald Sims/yes, Dan Spitale/yes, Marcus/Taylor/yes, Dean Button/yes. Nine "Ayes", Zero "Nays", Zero "Absent", and Zero "Abstentions". Motion passed.

CORRESPONDENCE
There was none.

COMMISSIONER'S COMMENTS
President Button wishes everyone a Happy New Year.

STAFF COMMENTS
Mr. Poland discussed the South Hammond Neighborhood Plan meeting with the Commissioners. The focus was concerning the South Shore Station along with traffic concerns and land use issues. An amendment to the Comprehensive Plan would be the result of the study. This amendment would need to come before the Plan Commission and the City Council. Mr. Poland further stated once the meetings are scheduled the Plan Commissioners would be notified.

Mr. Poland advised the Commissioners that he was not certain if there would be a February Plan Commission meeting.

PUBLIC COMMENTS
There were none.

ADJOURNMENT
President Button called for a motion to adjourn, Mr. Dye so moved, seconded by Mr. Kazmierczak. The meeting adjourned at 6:51 p.m. "Ayes" all. Motion carried.

PREPARED BY

Shannon Morris-Smith,
Secretary to Plan Commission

APPROVED BY THE PLAN COMMISSION

Dean Button, President

Date Approved: 2-17-26