

City of Ashton Minutes Planning and Zoning Commission

**Thursday, January 15, 2026
7:00 p.m.**

In Attendance: Rosie Owens, Audrey Tibbitts and Trena Howell.

Others in Attendance: Administrator Aaron Denney, Administrative Assistant Morgan Lenz and Sheryl Hill.

Chairman Owens opened the meeting at 7:01 pm.

1. Approve Minutes from October 9, 2025: ACTION ITEM

Commissioner Owens made a motion to approve the minutes as submitted. Commissioner Howell seconded the motion. The motion passed.

2. Comprehensive Plan Discussion

Commissioner Howell went over the Comprehensive Plan Draft and made some notes. She wants to know if the Plan can be used as a binding contract to stop something from happening. Administrator Denney told the commission that the Comprehensive Plan is not a legally binding document. The City Code is the only legally binding document. The commission discussed some minor changes that need to be made concerning Hwy 20 and Hwy 47. The commission agreed to hold a public hearing at their next meeting.

3. Zoning Districts Discussion

Administrator Denney reminded the commission that in the past they had discussed making a code change and increasing the height limit in the Highway Commercial Zoning District by 15 feet to allow for more commercial options. The building height allowed would change from 35 to 50 feet. He explained that they could also have a public hearing on that change next month, if they were ready to proceed. The fire chief had no issue, because a commercial building of that size is going to be required to have firehose hookups on each floor.

4. Upcoming Public Hearing

The commission decided to hold two public hearings on February 19, 2026. One hearing for the proposed Comprehensive Plan update and one for the proposed height change in the Highway Commercial Zoning District.

Administrator Denney informed the committee that the mayor has been working on getting a 5th commission member.

• Schedule next Meeting

The next meeting is scheduled for February 19, 2026

Minutes respectfully submitted by Deputy Clerk Jan Warnke