



**TOWN OF EAGAR**  
**PLANNING AND ZONING COMMISSION**  
**REGULAR MEETING**  
**JUNE 10, 2025 at 6:00 PM**  
**COUNCIL CHAMBER, 22 WEST 2ND STREET**

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## **MEETING MINUTES**

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Chair Ethan Eagar called the meeting to order [6:02 p.m.] and welcomed those present. Chair Eagar asked for roll call to show attendance. Commissioner Crosby led the Pledge of Allegiance. Commissioner Brenda Ciminski offered the invocation.

Commission Present:   Ethan Eagar  
                              Brenda Ciminski  
                              Renee Fowler  
                              JoElla Younkin  
                              Becky Crosby

Excused: Kristi Penrod, Chelsea Slade

Staff Present:         Britney Reynolds - Community Development Director  
                              William Gleeson – Building Inspector

No public comments

### **6. DISCUSSION AND CONSIDERATION OF MINUTES**

No motion. Chair Eagar directed staff to move item #6 to the next meeting agenda.

### **7. NEW BUSINESS**

- A. Discussion and possible action specific to the required status update reference #CUP2024-3 to allow RV living for Daniel Crosby at his property of 222 W. 10<sup>th</sup> Street, also known as parcel #104-44-165, while he builds his home.

Commissioner Crosby recused herself and provided an update on behalf of the permittee. Commissioner Crosby advised that the permittee is nearing the rough combo inspection stage and intends to be completely finished in or about August.

No motion. Chair Eagar asked if any recent inspections have been conducted. No recent inspections have been requested or performed. Commissioner Fowler stated she believed the applicant was supposed to have been done within six months of issuance. Chair Eagar clarified that the applicant had a year from issuance. Commissioner Ciminski directed staff to conduct a site inspection and report

back with the results of the site inspection. Commissioner Ciminski directed staff to let Mr. Crosby know he is expected to complete his building within the year of his approved CUP.

## **CONVENE TO PUBLIC HEARING**

Commissioner Ciminski made a motion to convene to public hearing [6:17 pm], Commissioner Fowler seconded the motion; all were in favor, motion carried unanimously 5-0.

Vote:	Ayes:	Ethan Eagar
		Brenda Ciminski
		JoElla Younkin
		Becky Crosby
		Renee Fowler

## **8. PUBLIC HEARING**

Public hearing for #CUP2025-2; A conditional use application for the property known as 385 N. Harless Street (Also known as Parcel #104-11-007A) to allow Denver and Amy Wilkins to proceed with the construction of a residential dwelling “barndominium” in the C-1 commercial zone.

Chair Eagar introduced the public hearing item. Applicant Byron Denver Wilkins was present and addressed the Commission, stating his intent to build the barndominium. Commissioner Ciminski stated she did not foresee commercial business building in the specific area off of Harless Street. Commissioner Younkin inquired if the zoning could be traded. Chair Eagar stated he liked the looks of the proposed barndominium. Chair Eagar asked if there were any public comments. There were no additional public comments. Director Reynolds advised the Commission there were no concerns relayed from the public.

## **RECONVENE TO REGULAR MEETING**

Commissioner Ciminski made a motion to reconvene to regular meeting [6:28 pm], Commissioner Younkin seconded the motion; all were in favor, motion carried unanimously 5-0.

Vote:	Ayes:	Ethan Eagar
		Brenda Ciminski
		JoElla Younkin
		Becky Crosby
		Renee Fowler

## **9. DISCUSSION AND VOTE**

A. Discussion and possible action to approve #CUP2025-2 to allow for the construction of a residential dwelling barndominium in the C-1 commercial zone.

Commissioner Crosby motioned to the approve Conditional Use Permit #2025-2 to allow Denver and Amy Wilkins to proceed with the construction of a residential dwelling “barndominium” in the C-1 commercial zone. Commissioner Younkin seconded the motion; all were in favor. Motion carried unanimously 5-0.

Vote:           Ayes:           Ethan Eagar  
  Brenda Ciminski  
  JoElla Younkin  
  Becky Crosby  
  Renee Fowler

## 10. OLD BUSINESS

A. Discussion and possible action reference developing and/or adopting an ordinance on allowing, restricting, or prohibiting shipping containers to be used as commercial buildings, residential dwellings, and/or storage.

Commissioner Crosby recommended removing the requirement of a Conditional Use Permit when shipping containers are utilized temporarily during construction. Commissioner Fowler moved to send the drafted code to Town Council for review with the above listed redaction. Commissioner Ciminski seconded the motion; all were in favor. Motion carried unanimously 5-0.

Vote:           Ayes:           Ethan Eagar  
  Brenda Ciminski  
  JoElla Younkin  
  Becky Crosby  
  Renee Fowler

## 11. REPORTS

Director Reynolds thanked Commissioner Fowler for her term of service.

Director Reynolds asked the Commission about hosting a meeting in July. Multiple Commissioners will be out of town the second week of July. The Commission collectively directed staff to forego a July meeting and hold a regular meeting in August.

## 12. ADJOURNMENT

Commissioner Ciminski motioned to adjourn the meeting [6:54 p.m.]. Commissioner Fowler seconded; all were in favor, motion carried unanimously 5-0.

Vote:           Ayes:           Ethan Eagar  
  Brenda Ciminski  
  JoElla Younkin  
  Becky Crosby  
  Renee Fowler

Chair: 

Director: 

