



**Sheridan City Planning Commission
Meeting Agenda
March 10, 2025
7:00 PM, City Council Chamber, City Hall**

1. Call to Order and Roll Call of Members

2. Approval of Agenda as Presented

Motion by:

Second:

Vote:

3. Review, correction, and approval of minutes of the February 24, 2025 meeting.

Motion by:

Second:

Vote:

Old Business

New Business

4. Comments from commissioners and staff.

5. Training session

6. Adjourn



MEMO

TO: Planning Commission
FROM: Kelly Schroeder, Planning Director
RE: Review, correction, and approval of minutes of the February 24, 2025 meeting.

Motion by:

Second:

Vote:

Attachments

minutes

CITY OF SHERIDAN
MINUTES OF PLANNING COMMISSION MEETING
CITY HALL COUNCIL CHAMBERS
FEBRUARY 24, 2025

1. Commission Chair Tod Windsor called the meeting to order at 7:00 PM with a quorum as follows: Margaret Morneau, Daniel Kerbs and Ryan Franklin, and Brandy Campbell. Staff present included City Planner Kelly Schroeder and various other City staff. New Commission member Lorraine Lehman was seated at the dais.
2. Commissioner Campbell moved, seconded by Commissioner Franklin to approve the agenda. The motion was approved.
3. Commissioner Franklin moved, seconded by Commissioner Kerbs to approve the minutes of the February 10 Planning Commission meeting. The motion was approved.
4. Consideration of Ordinance 2287, Amending the M1 Industrial District and Adopting the M2 Heavy Industrial District.

City Planner Kelly Schroeder presented information regarding the application.

Three residents of Industrial Drive attended the meeting and voiced concerns such as how these changes would affect business expansion should they need to expand, how a residential building could be included on the property going forward, and how “heavy truck traffic” is defined in the ordinance.

James Schmidt, a business owner in Industrial Drive, zoned as M-1 with current definitions, asked for clarification on the definition of “heavy truck traffic” as used as a special exemption in the new M1 definition. He is also concerned about future expansion for his business.

The Commission explored the definition of “heavy truck traffic” by asking about the number of truck trips/day and the type of vehicles making the trips on the property.

Options discussed by the Commission included urging current residents to seek special exemptions for existing business in an M1 area that are fully permitted in M2, as well as eliminating “heavy truck traffic” as an unpermitted use in M1.

Commissioner Franklin moved to provide a positive recommendation to City Council with the following amendment: Eliminating Item 4 in Appendix A Zoning, Section 2-Definitions: “Uses associated with very heavy truck traffic.” And encouraging anyone currently in the M1 area to apply for a special exemption within 6 months. Motion seconded by Commissioner Kerbs.

Voice vote, unanimous.

Commissioner Campbell	Aye
Commissioner Kerbs	Aye
Commissioner Morneau	Aye
Commissioner Franklin	Aye
Chairman Windsor	Aye
Commissioner Lehman	Aye

5. Comments from commissioners and staff.
City Planner Kelly Schroeder announced that Commission member James Schrodt had resigned from the Board so the Mayor will appoint a replacement at the next regular Council meeting.
6. The meeting was adjourned at 8:36 p.m. PM.

Tod Windsor, Planning Commission Chairperson

Attest: _____
Candace Ainslie, Deputy City Clerk