

City of MORRISON

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MEETING MINUTES

Planning & Zoning Commission
August 26, 2026, 5:30 p.m.

The Planning & Zoning Commission met on August 26, 2026, at City Hall, 200 West Main Street. Chairman Kevin Kuehl called the meeting to order at 5:30 p.m. Administrative Assistant Barb King recorded the minutes.

Commission members present on the roll call were Kevin Kuehl, Jim Workman, Vaughn Maxfield and Kathy Schmidt. Kevin Dunne arrived at 5:35 p.m. and Michael Buckwalter was absent.

Other city officials present – City Administrator Brian Melton.

Commission member Maxfield moved to approve the July 29, 2026, meeting minutes; seconded by commission member Workman. On a voice vote, the motion was carried with all ayes.

Public Hearing

It was recently discovered that the properties located at 102 South Base Street, 103 South Genesee Street and 104 South Genesee Street had been incorrectly zoned for a number of years. The city is seeking to correct the zoning designations. Commission member Maxfield made a motion to recommend to the City Council that the zoning of the properties of 102 South Base Street, 103 South Genesee Street and 104 South Genesee Street be rezoned from R-2 General Residential District to C-2 General Commercial District; seconded by commission member Schmidt. On a roll call vote of 6 ayes (Kuehl, Dunne, Shirk, Workman, Schmidt and Maxfield) the motion carried.

Marty Parker, owner of the property located at 600 W Lincolnway, was present and provided an overview of the short-term rental (Airbnb) he is currently operating at the property. Parker applied for a Special Use Permit. Public comments were heard regarding the traffic flow, parking, lighting, zoning and the nature of the business being operated at the property.

City Administrator Brian Melton explained that the property is zoned residential and that a Special Use Permit is requested to allow the property to operate as a short-term rental. He further explained that the special use would apply to Parker's operation of the short-term rental while he owns the property.

The Fire Chief and City Code Enforcement Officer are working with Parker to address any outstanding issues, and Parker is cooperating with the City's requirements. It was also noted that the short-term rental generated hotel/motel tax revenue for the city's tourism fund and that there have been no reported police or fire related issues associated with the property.

Commission member Maxfield made a motion to grant the Special Use for the property at 600 W Lincolnway to operate as a short-term rental Airbnb; seconded by commission member Workman. On a roll call vote of 6 ayes (Kuehl, Dunne, Shirk, Workman, Schmidt and Maxfield) the motion carried.

New Business

None.

Old Business

None.

Other Considerations

The next regularly scheduled meeting will be **September 30, 2026.**

At approximately 6:03 p.m. Commission member Workman moved to adjourn the meeting; seconded by Commission member Dunne. On a voice vote, the motion was carried.

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