



Meeting Minutes
Planning and Zoning Commission

Tuesday, January 13, 2026

5:00 PM

Council Chamber

4:30 - 5:00 PM - Work Session for Agenda Review

Chairman Mercer opened the work session at 4:30pm.

City Planner Jessica Rees presented Case PZ 26-001 via PowerPoint. Property owner Kacy Ellis requesting a Specific Use Permit to construct a pickleball/sport court on private property. The property address is 2945 Stanford Avenue. An image was shown of the two hundred (200) foot buffer around the property. Property owners within this buffer received notice of the public hearing by mail. Of twenty-one (21) notices mailed out, nine (9) responses were received back, seven (7) were in favor and two (2) were undecided of the request.

Mrs. Rees displayed the proposed sports court.

Call to Order

Chairman Blair Mercer called the meeting to order at 5:00pm

Introduction of Commission Members

Present: Chairman Blair Mercer, Steve Hudson, Rusty Goff, Thomas Russell, Ben Biddle, Duncan Fulton and Brian Smoot

Seated: Chairman Blair Mercer, Steve Hudson, Rusty Goff, Thomas Russell and Ben Biddle

Excused: James Bristow, John Walsh and David Delorenzo

City Council Liaison: Melissa Rieman

Staff in Attendance

Jessica Rees, City Planner
Mary Oates, Community Development Technician
Rob Dillard, City Attorney

[PZ 26-001](#)

PZ 26-001: Property owner Kacy Ellis requesting a Specific Use Permit to construct a pickleball/sport court on private property. The property address is 2945 Stanford Avenue and is zoned SF-3.

Chairman Mercer read Case PZ 26-001

City Planner Jessica Rees presented Case PZ 26-001 via PowerPoint. Property owner Kacy Ellis requesting a Specific Use Permit to construct a pickleball/sport court on private property. The property address is 2945 Stanford Avenue and is zoned Single Family (SF) 3. An image was shown of the two hundred (200) foot buffer around the property. Property owners within this buffer received notice of the public hearing by mail. Of twenty-one (21) notices mailed out, nine (9) responses were received back, seven (7) were in favor and two (2) were undecided of the request.

Mrs. Rees showed section 5.3.9 of the Zoning Ordinance in regards to Tennis Courts. Staff's interpretation is that tennis courts and pickleball courts are similar in nature enough for this code to be applied and that is why we are here today.

The ordinance says that the tennis court/sport court/pickleball court has to get a specific use permit, may not cover more than twenty percent (20%) of the overall lot area, has a rear set back of at least three (3) feet from the rear property line and no portion of the tennis court surface, fence or wall is located within the front yard.

A site plan for the property was shown with the proposed sports court. Jessica confirmed that the proposed sports court is in the rear half of the lot next to the alley. Staff has not done a full review of the plans, so coverage calculations and those things have not been officially reviewed. Staff will make sure that it does not go over that twenty percent (20%) allowance of the overall lot coverage and it has that three (3) foot setback if it does get approved. That will all happen in the permitting review process.

Staff has no objections for the court and recommends that the Planning and Zoning Commission conduct a Public Hearing for the Specific Use Permit to listen to public comments and forward a recommendation to City Council.

A motion was made by Commissioner Hudson, seconded by Commissioner Goff that the Specific Use Permit request be recommended to City Council as requested. The motion was carried by a unanimous vote.

Consider the previous meeting minutes with or without corrections:

[25-309](#)

PZ Meeting Minutes - 11.11.25

A motion was made by Commissioner Biddle, seconded by Commissioner Russell, that the minutes be approved. The motion was carried by a unanimous vote.

ADJOURNMENT: With there being no further business before the Commissioners, Chairman Mercer adjourned the meeting at 5:04pm

Approved by:

Chairman, Blair Mercer

Date

