

# 2024 ANNUAL REPORT

## BOARD OF ADJUSTMENT / PLANNING COMMISSION

The Planning Commission's primary function is to promote the health, safety, and general welfare of the community. Its duties include proposing a comprehensive plan for the physical development of the municipality. The Planning Commission makes recommendations to the governing body regarding various land use issues. The Board of Adjustment is a quasi-judicial board that renders decisions on variance requests, appeals, and special exception uses in the joint jurisdiction area. The board hears and decides variance requests to modify the strict application of the setback, area, height, parking or density zoning ordinance requirements.

### Key Projects

	Description	Status
1	Porches, Decks and Platforms Amendments	100%
2	Future Land Use Map Amendments (20 <sup>th</sup> Street South, Main Avenue S.)	100%

### Successes

- 71 new residential lots platted
- 50 residential lots preliminary platted
- 6 preliminary plats
- 8 rezoning requests
- 2 ordinance amendments
- 4 conditional use permits
- 5 commercial corridor design reviews
- 1 tax increment financing districts
- 2 initial development plans
- 7 final development plans
- 1 annexation
- 6 comprehensive plan amendments
- 2 joint jurisdiction zoning meetings
- 21 variance requests

### Challenges

- Attracting and Retaining Board Members
- Development Review Team
- Onboarding and Training
- Tax Increment Finance Training

### Looking Ahead

- Implement Civic Zoning District
- Commercial Corridor administrative site plan reviews
- Developer Liaison Appointment
- Continue reviewing and updating ordinances as needed