

HAVEN PLANNING COMMISSION PROCEEDINGS
REGULAR MEETING
March 11, 2025

Present: Don Ford, Steve Foster, Nanette Unruh and Tony Lane
Others: Andrea Williams, Charles Arndt, Victor Steffen Jr, Deron Nisly

The meeting was called to order at 7:01 PM by Unruh, followed by the flag salute.
No additions were made to the agenda.

The minutes from May 14, 2024, were approved with a motion from Foster and a second from Ford. The motion carried 4-0.

Public Hearing for Special Use Permit: Deron and Krista Nisly owners of 108 N. Salina and 111 N. Haven Rd to allow Multi-Family Living to Continue as a Mobile Home Court in Commercially Zoned Area

After Unruh began the Public Hearing, Assistant City Clerk, Williams gave a synopsis of why this issue was before the board. After the May 19th storm, a damaged trailer was removed from the mobile home park and owner, Deron, inquired about having a tiny home in its place instead. Typically, if the park had been zoned multi-family, this would not be an issue, as the tiny home on wheels with skirting would be similar to a mobile home trailer, but this property is zoned commercial currently, which would not allow for residential living of any kind. The City Attorney indicated that the Zoning Code allows for trailer parks in a commercial zone by Special Use Permit. After consulting with the City Building Inspector and City Attorney, it was decided that this is the easiest way to correct this long-time issue. This Special Use Permit would only be valid during the time that Deron and Krista Nisly own this mobile home court. If the property were to be sold and continued as a mobile home court, the new owner would have to apply for their own Special Use Permit to go forward.

Ford inquired about if the Commission was being asked to change the zoning. Williams explained that it was just to consider the Special Use Permit which would allow residential living in a commercially zoned area at these two addresses.

At 7:09p Unruh closed the Public Hearing and shortly thereafter Lane made a motion to recommend to the City Council the approval of the Special Use Permit to allow multi-family living in the mobile home court on the properties at 108 N. Salina Ave. and 111 N. Haven Rd. Ford seconded that motion and the motion passed 4-0.

Consider Building Permit to Victor Steffen Jr. to Erect a 30 x 50 Metal Building in an Industrial Zone at 8893 Industrial Dr.

Next, the Commission heard from Clerk Williams to consider a building permit application from Victor Steffen Jr. to build a 30 x 50 metal building to be use as a mini storage facility at Steffen's property at 8893 Industrial Dr. City Building Inspector Arndt gave his recommendation for approval as it meets all the requirements within code and zoning. Steffen fielded questions of whether the building would have cement floors, have a fence around the outside of the building and when construction would begin. Ultimately with all questions answered, Ford motioned to recommend to the City Council approval of the building permit for Victor Steffen Jr. to erect a 30 x 50 metal building in an Industrial Zone at 8893 Industrial Dr. Foster seconded that motion and it passed unanimously.

Both of these items will be heard at the April 7th City Council meeting for Council consideration.

Annual Appointment of Chairperson and Vice-Chairperson

Ford motioned to keep Nanette Unruh as the Planning Commission Chairperson. Lane seconded and with a 4-0 vote, Unruh will remain in her role as Chairperson.

Next, Lane motioned to continue to have Don Ford remain as Vice-Chairperson. Foster seconded and the motion carried with four yes votes.

At 7:29PM, Ford moved and Lane seconded for adjournment. The motion carried 4-0.