

Lancaster City Planning Commission

Meeting Minutes

January 8, 2026

The Lancaster City Planning Commission met on Thursday, January 8, 2026. Members present were Jan Coccia, Bob Lovell, Sherry Orlando, Rick Wilkens, Service-Safety Director Carrie Woody, and Mayor Don McDaniel. Also present were Curt Shonk and Jeff Baird from Engineering, Steven Wellstead from Stormwater, Stephanie Hall and Mitch Harden from the Law Director's Office, Christina Wetzel from the Service Safety Director's Office, Chasilyn Carter from Community Development, Andrew Lundell from Planning and Zoning, Amy Hamilton from Income Tax, and Tim Deitz and Charlie Mullett from the Department of Transportation.

Members of the public that were present included Dave Dozer and Andrew Dyer from D.R. Horton, and Mike Reeves and Clay Campbell from Kimley Horn.

Service Safety Director Carrie Woody opened the meeting at 9:30 a.m. and welcomed everyone. The swearing in of all present board members was conducted.

Chasilyn Carter began with Case No 2026.001 for petitioner D.R. Horton, agent Dave Dozer. The request is for approval of a preliminary plat, located at Parcel No. 053-30084-00, East of Countryside Dr, West of Wacker Heights Addition. D.R. Horton proposes to develop the approximately 20.60-acre site into 46 single-family residential lots. Each lot will exceed the minimum required lot size of 5,000 square feet and the minimum frontage of 50' as established in LCO 1129.03. Lots along the primary entrance road, labeled Country Ridge Court, will meet the required 25-foot front setback in compliance with current zoning standards. Lots along the labeled Woodview Street will require a variance to allow a 20-foot front setback due to the existing topography of the hillside on the eastern portion of the development. All proposed rear setbacks of 20 feet and side setbacks of 5 feet are compliant with LCO 1129.03. The right-of-way width will be 70' with 5' sidewalks throughout the development.

The variances requested are:

- (1) To construct the sanitary sewer outside the street right-of-way from manholes 1 to 2. LCO 1109.08 (b) states sanitary sewer lines should be located in the street right-of-way, except under special conditions, when this requirement may be waived by the Planning Commission, upon recommendation by the City Engineer. In such cases, an easement of a width determined by the City Engineer shall be provided for perpetual maintenance.
- (2) To have a 20' front setback on lots 11-36. LCO 1129.03 (d) states the minimum front setback is to be 25 feet from all other roadways in a Residential Medium Density District.

Curt Shonk stated that the Engineer's Office is not opposed to any of the variances that are being asked for, and the Engineering comments will be worked out in the subsequent design phase and final plat phase.

Mike Reeves from engineering at Kimley Horn spoke about the background of the development. He also spoke about the variances requested and the topography of the lot.

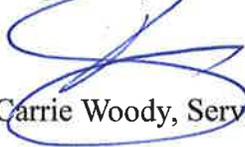
Sherry Orlando asked about basements being allowed below the level of the flood plain on the plat map, and Curt Shonk responded that most of the plots will be on a slab. Jeff Baird also responded that they would be supportive of a variance as long as certain conditions are met.

Jan Coccia asked if the floodplain had changed due to the flooding in the City last year. Curt Shonk responded that those only change if there is a significant study done and are not based on flood events.

Sherry Orlando motioned to approve the preliminary plot approval, seconded by Jan Coccia. With no further discussion, there was a unanimous vote to approve. Service Safety Director Carrie Woody carried the motion.

Service Safety Director Carrie Woody called for a motion to adjourn the meeting. The motion was made by Bob Lovell, seconded by Rick Wilkens. With no further discussion, there was a unanimous vote to approve. Service Safety Director Carrie Woody carried the motion, and the meeting was adjourned at 9:42 a.m.

Respectfully submitted,



Carrie Woody, Service Safety Director

