

Regular Planning Commission Meeting—April 13, 2026

The meeting of the Town of Meeker Planning Commission was called to order by Commissioner Hanberg at 5:30 p.m.

Pledge of Allegiance

Commissioners Present: Amanda Back
 Greg Hanberg
 Matt Franks
 Jan Zuber
Absent: Michele Morgan

Staff Present: Carly Thomson, Town Planner
 Margie Joy, Town Administrator

Approval of Agenda

Motion to approve the agenda made by Commissioner Zuber, second by Commissioner Franks. All ayes, motion carried.

Approval of Minutes

Motion to approve the minutes from the February 23, 2026 Planning Commission meeting made by Commissioner Back, second by Commissioner Zuber. All ayes,

Public Participation

None

Public Hearing

Opened Public Hearing at 5:31pm for a variance request from Mountain Property Resources, LLC. For the Subdivision of Cleveland Place, Lot 4, Block 18, Town of Meeker.

Mountain Property Resource representatives, Jan and Steve Coley were present.

Town Planner Carly Thomson gave an assessment of the variance request. The applicants are requesting a variance from the dimensional requirements on building form for the purpose of constructing a single-family residence. The applicants are requesting a 20-foot building width a variance of 4 feet, from the required 24 feet and a ground floor living area 800 square feet a variance of 64 square feet, from the required 864 square feet. The proposed dwelling will be approximately 20 feet by 40 feet.

The subject property is a single lot located in the Single-Family Residential (SFR) zone. The subject property is approximately 7,500 square feet. The lot is currently vacant. The applicants have created a building site that is relatively flat, however there is a slope from the intersection at 3rd Street and Cleveland Street a south and south-east direction.

The public hearing notification has been mailed to property owners within 300 feet, at the location and in the Herald Times. During the referral review period no comments were received from referral agencies. Since receiving the application and providing public notice staff has received the zero public comment in favor or against the application.

Staff recommends approving the variance request for the following reasons:

- The variance requests meets the conditions of Meeker Municipal Code 18.1.20
- The variance is not conflict with the goals in the Comprehensive Master Plan

Administration has reviewed the application and report and agrees with the recommendation.

Commissioner Franks asked about the type of housing being placed and it was confirmed it will be a prefabricated home. The actual square footage is just under our Municipal Code requirements for a single-family home, but meets the conditions for a variance request. Thomson explained while this is a smaller house footprint the project would not qualify as a Cottage Court because it is one home and not fit the definition of a Cottage Court which is multiple small houses. Jan Coley also described the drainage n, driveway and parking plans. Which Commissioner Franks asked if there would be plenty of parking. Coley confirmed there would be.

There were no other comments, so Chairman Hanberg closed the public Hearing at 5:36pm.

Motion was made by Commissioner Franks, I move to approve the request for variance reducing the building width and ground floor living area by the applicant Mountain Property Resources, LLC at 272 Cleveland Street.

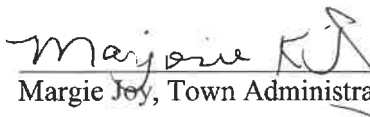
Motion was seconded by commissioner Back.

A roll call vote was taken and the Variance Request passed unanimously.

With no further questions or comments, Commissioner Joy adjourned the meeting at 5:37 pm.


Greg Hanberg, Chairman

Attest:


Margie Joy, Town Administrator