

STERLING PLANNING COMMISSION  
REGULAR MEETING  
MINUTES  
2/20/2025

The Sterling Board of Planning Commissioners met in regular session Thursday, February 20, 2025, at 5:15 P.M in the meeting room at City Hall. Those present were Jeff Lauder milk, Chairman (via teleconference); Jed Miller, Vice-Chairman (via teleconference), Brennan Stelling, Secretary; Joe Jacob, James Silman, and David Wilson, Planning Commissioners; Ian Hutcheson, Zoning Administrator / City Manager. Kash Farney, Planning Commissioner, was absent.

Secretary Stelling called the meeting to order.

**APPROVAL OF AGENDA:**

Commissioner Wilson moved, and Commissioner Silman seconded to approve the agenda. The motion carried 6-0.

**CITIZEN COMMENTS:** None.

**APPOINTMENTS, PROCLAMATIONS, RECOGNITIONS, & NOMINATIONS:**

1. Appoint the Chairman of the Planning Commission for 2025.

Vice-Chairman Miller was nominated amongst the Commission for appointment as Chairman of the Planning Commission for 2025.

Commissioner Wilson moved, and Commissioner Silman seconded to appoint Jed Miller as Chairman of the Planning Commission for 2025. The motion carried 6-0.

2. Appoint the Vice-Chairman of the Planning Commission for 2025.

Commissioner Wilson was nominated amongst the Commission for appointment as Vice-Chairman of the Planning Commission for 2025.

Secretary Stelling moved, and Commissioner Silman seconded to appoint David Wilson as Vice-Chairman of the Planning Commission for 2025. The motion carried 6-0.

3. Appoint the Secretary of the Planning Commission for 2025.

Secretary Stelling was nominated amongst the Commission for appointment as Secretary of the Planning Commission for 2025.

Commissioner Silman moved, and Commissioner Jacob seconded to appoint Brennan Stelling as Secretary of the Planning Commission for 2025. The motion carried 6-0.

**CONSENT AGENDA:**

1. Approval of minutes.
  - a. Planning Commission Regular Meeting August 15, 2024.

Vice-Chairman Wilson moved, and Secretary Stelling seconded to approve the Consent Agenda as presented. Motion carried 6-0.

**OLD BUSINESS:** None

**NEW BUSINESS:**

1. Hold public hearing on proposed zoning change of property located at the southwest corner of North Broadway Avenue and Avenue U from County Agricultural District (AG) to City Industrial District (I-1).

Zoning Administrator Hutcheson presented background on the proposed zoning change. On March 28, 2024, a development agreement for the construction of a new manufacturing and headquarters facility operated by KMW in Sterling was signed between the City, KMW, Ltd. and Rice County. On July 25, the land on which the new facility will be located was purchased by the City. On August 19, the unincorporated land which was previously within Rice County was annexed into the city limits. The quadrant of land is in the far northwest of the city and is bounded to the north by Avenue U, to the east by N. Broadway Avenue, to the south by an east-west property line extending approximately 1,500 feet north from W. Forest Avenue, and to the west by 11th Street/15th Road. In order to be utilized as the site of a manufacturing facility, the portion of the quadrant upon which the initial phase of development will be located will need to be zoned in the Industrial (I-1) District.

Hutcheson explained that on January 27, 2025, the City applied for a change of zoning district classification under case number Z-001-2025, included in Exhibit A, for a portion of the quadrant located in the northeast corner upon which the initial phase of the KMW development will be located, as shown in the map included in Exhibit B. Per Section 3-103(I) of the City's Zoning Regulations, all land that is annexed into the city from within Rice County retains its current zoning classification until an application to rezone the land to a City zoning classification is approved. The land is currently zoned County Agricultural (AG), and the City's application proposes to change the zoning district for the portion to City Industrial (I-1) to facilitate the development of the KMW expansion.

Hutcheson described how only a portion of the entire quadrant acquired by the City is proposed for a zoning district classification change. The portion in question is a 2,520,000 square foot rectangular area in the northeastern section of the quadrant at the corner of N. Broadway Avenue and Avenue U. It is the intention of the City to retain the County AG zoning classification for the remaining area of the quadrant, until such time as further industrial development is planned to extend into these areas.

Hutcheson discussed the process for approving amendments to the Zoning Regulations, including amendments to zoning district classifications, as described in Article 11 of the Zoning Regulations, included in Exhibit C.

Hutcheson recommended the Planning Commission open the public hearing regarding the proposed zoning change, close the public hearing after all comments from members of the public are received, and recommend that the City Commission approve the zoning change.

**NEW BUSINESS (cont.):**

Vice-Chairman Wilson moved, and Secretary Stelling seconded to open the public hearing. The motion carried 6-0.

There were no comments from any members of the public regarding the proposed zoning change.

Secretary Stelling moved, and Vice-Chairman Wilson seconded to close the public hearing. The motion carried 6-0.

There was no further discussion of the item.

Vice-Chairman Wilson moved, and Secretary Stelling seconded to recommend that the City Commission approve the zoning change of property located at the southwest corner of North Broadway Avenue and Avenue U from County Agricultural District (AG) to City Industrial District (I-1). The motion carried 6-0.

**CITY MANAGER'S REPORT:**

City Manager Hutcheson shared that there may be another Planning Commission meeting scheduled soon.

**PLANNING COMMISSION COMMENTS:** None.

**EXECUTIVE SESSION:** None.

**ADJOURNMENT:** There being no further business to come before the Planning Commission, it was moved by Secretary Stelling, and seconded by Vice-Chairman Wilson to adjourn. The motion carried 6-0.

  
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Jed Miller, Chairman