



# FRANKLIN COUNTY

## PLANNING COMMISSION

### REGULAR MEETING January 6, 2026 Hybrid Meeting-YouTube Live /In-Person

**STAFF PRESENT:**

Wes McCart, Planning Director  
Gem Belamour, Planner II  
Sam Albee, Planner I

**CALL TO ORDER:**

Commissioner Corrales called a meeting to order at approximately 6:00PM.

**ROLL CALL:**

Commissioner Corrales asked Commissioner Kniveton to confirm he has received all documents and PowerPoint via email. Commissioner Kniveton confirmed he had received all documents and PowerPoint via email and has reviewed them.

MEMBER	IN-PERSON	PHONE	ABSENT
Mike Corrales	X		
Mike Vincent	X		
Remie DeRuwe			X
Mark DeRuyter	X		
Manny Gutierrez			X
Stacy Kniveton		X	
VACANT			

**PLEDGE OF ALLEGIANCE**

Commissioner Corrales led the pledge the pledge of allegiance.

**APPROVAL OF AGENDA:**

- Commissioner Corrales made note to include Voting of Planning Commission Officers (2026-2027) under Other Business and Staff Report under Administrative Items.
- Commissioner Corrales entertained a motion to approve the January 6, 2026, agenda.
- Commissioner DeRuyter made a motion to approve the agenda.
- Commissioner Vincent seconded.

Motion carried and passed.

**APPROVAL OF MINUTES:**

- Commissioner Corrales entertained a motion to approve the minutes of the November 18, 2025 meeting.
- Commissioner DeRuyter made a motion to approve the minutes.
- Commissioner Vincent seconded.

Motion carried and passed

**INTRODUCTION OF PLANNING STAFF IN ATTENDANCE**

**GOING OVER MEETING RULES:**

Commissioner Corrales went over the meeting rules.

- No questions were asked regarding the meeting rules.
- No member of the audience had any objections to any member of the Planning Commission hearing any of the items on tonight's agenda.
- No procedural questions were asked before the start of the public hearing.

**PUBLIC HEARING – ITEM #1 – CUP 2025-11 Bleazard DADU**

The request is to allow for the construction of a detached accessory dwelling unit (DADU) to provide sufficient housing for the applicant to care for their aging parents. The DADU is approximately 1,200 sq. ft. in living space.

**APPLICANT & PROPERTY OWNER:** Mark Bleazard

**OPEN PUBLIC HEARING:**

Commissioner Corrales declared the public hearing to be open at 6:06PM.

**STAFF REPORT:**

- Mr. Sam Albee gave the staff report.

**COMMISSIONER QUESTIONS FOR STAFF:**

- No questions were asked to staff.

**APPLICANT/REPRESENTATIVE PRESENTATION:**

- The applicant was present during the meeting but did not make a presentation.

**PUBLIC COMMENTS:**

- No public comments.
- No email testimonies or comments.

**STAFF FINAL COMMENTS:**

- No final comments.

**CLARIFICATION OF PUBLIC STATEMENTS:**

- No clarification of public statements was needed by the audience.

**CLOSING PUBLIC TESTIMONY SECTION:**

- Commissioner Co entertained a motion.
- Commissioner DeRuyter moved to close the public comment.
- Commissioner Vincent seconded.

The motion was carried and passed.

Commissioner Corrales closed the public hearing portion of this item at 6:15PM.

**PLANNING COMMISSION DISCUSSION:**

- Commissioner Corrales entertained a motion.
- Commissioner DeRuyter made a motion
  - I move to forward CUP 2025-11 to the Board of County Commissioners with a POSITIVE recommendation based on the six (6) suggested findings of fact and fourteen (14) conditions of approval.
- Commissioner Vincent seconded the motion.

**ROLL CALL VOTE:**

<b>MEMBER</b>	<b>YES</b>	<b>NO</b>	<b>ABSENT</b>
Mike Corrales	X		
Mike Vincent	X		
Remie DeRuwe			X
Mark DeRuyter	X		
Manny Gutierrez			X
Stacy Kniveton	X		
VACANT			

The motion for CUP 2025-11 was carried and passed at 6:16 PM.

- Commissioner Corrales entertained a motion.
- Commissioner Vincent motioned to close discussion on Item #1.
- Commissioner DeRuyter seconded.

The motion was carried and passed at 6:16PM.

**OTHER BUSINESS:**

- Voting for Planning Commission Officers (2026-2027)
  - Commissioner Corrales was elected Chairman of the Planning Commission.
  - Commissioner Vincent was elected Vice Chairman of the Planning Commission.

**ADDITIONAL PUBLIC COMMENT**

- No public comment regarding items not on the agenda.

**ADMINISTRATIVE ITEMS**

- Mr. Wes McCart gave a quick report
  - We hired a new Long Range/Natural Resource Planner and started last week.
  - We are finishing our first task of outreach for Climate Element.
  - Staff working to get SmartGov outfacing to submit permits online.
- Ms. Gem Belamour added that we sent out an advertisement to Franklin County Graphic for the Eltopia vacancy for the Planning Commission.

**PLANNING COMMISSION MEETING ADJOURNED AT 6:25 PM**