



CITY OF LYONS

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PLANNING COMMISSION MEETING MINUTES February 3, 2026

Planning Commission Present: Sharon Durbin, Jerry Tabler, Ned Holt, & Mel Hanna

Planning Commission Absent: Ginger Griffith

Staff Present: Planner Dave Kinney, City Manager Micki Valentine

Others Present: Bill Lulay, Teresa Gjonnes, Eric Gjonnes, & Dick Voltin

Planning Commissioner Jerry Tabler called the meeting to order at 6:30 pm.

Wilderness Meadows Subdivision Public Hearing Continuation

Introduction of Planning Commissioners

Declaration of Conflict of Interest/Ex-Parte Contact: None declared.

Staff Report:

Dave Kinney provides review and update of the subdivision staff report. He reports that the Lyons City Council has reviewed the staff report and possible park dedication. The council does approve of the property for park dedication.

Kinney stated that street improvement for the Gjonnes property was paid for when the Elmer subdivision occurred. The City Council will have to decide whether to make that improvement to coincide with the new subdivision or postpone it to another time.

PC members had questions regarding the land for the park dedication. The map was reviewed which identified the non-buildable land. The non-buildable land is wetland and would be added to the city-owned park property.

Tabler called for the motion. Holt motioned to approve the Wilderness Meadows Subdivision on 7th Street, adopt the findings of fact, conclusions and recommended conditions of approval for File No. 2025-05 – Durbin second – Hanna, Tabler, Durbin, and Holt in favor – none opposed – approved.

Tabler states that the Planning Commission's decision action may be appealed to the City Council within 14 days of the mailing of the notice of decision by the City. If no appeal is filed, the decision is final.

Other Notices/Comments/Questions: none

Jerry Tabler adjourned the meeting at 6:43pm.

Summarized by CM Valentine