

TOWN OF GATEWAY

Planning Committee Meeting

January 13, 2026

MEMBERS PRESENT:

Cheryl Tillman-Mayor
Sherry Robinette-Recorder/Treasurer
Don Deckard-Councilmember #1
Steve Guck- Councilmember #2
Sharon Barnett-Councilmember#3
Justin Bull- Councilmember #4
Danny Rothfus -Councilmember #5

GUESTS:

Matt Schroeder
Nick Martin
Alma(?) Soto
Alex Soto
Paul and Jan Vitali
Victor Nunez
Diego Nunez
Ashley Easter
Michael Hughes
Terry Easter
Connie Eater
Tammy Easter
Jackie Easter
Lonnie Barnett
James Winberry

Planning meeting called to order at 6pm.

Roll Call

Minutes:

Planning minutes from December were reviewed. Don made the motion to accept the minutes. Justin 2nd the motion.

Old Business:

Victor Nunez-17295 Mill Hill Rd came before the committee to discuss building house. Already has a shop but son wants to build a 1700 sq ft house. Discussed wanting to build another house. Discussed that because of current comprehensive plan and new law going into effect in 2026 (Bill 1503), would only be able to build an accessory dwelling which would be 75% of main dwelling.

Also looked into splitting the 5 acres. At this time, because of being zoned R-E, cannot split into smaller than 5 acres. ***Update- Victor wants to rezone property so he can

split into 2 and a half acre lots. Need to discuss, have a public notice and public hearing. Don discussed the comprehensive book. Steve suggested setting up public hearing for February 10th. ***

Got the soil analysis report for Alex Soto property on Clantonville Rd. Will not work for another mobile home. ***Alex stated that the Septic people said could use existing septic if the downsized trailer size. Need something from the health department to approve this. ***

New Business:

An Ordinance Adopting by Reference, A Certain Technical Code Entitled: “Town of Gateway Zoning Code” was presented to the planning committee.

Open for comments.

Don made the motion to recommend the ordinance to Town Council. Justin 2nd the recommendation.

Roll Call:

Don Deckard- Yes

Steve Guck- Yes

Sharon Barnett- Yes

Justin Bull- Yes

Danny Rothfus-Yes

An Ordinance Rezoning Certain Property in the Town of Gateway from R-E to R-2 was presented to the planning committee. (Clantonville Rd).

Discussion followed: To bring it in compliance, we are going to rezone to R-2 for ½ acre lots.

Don made the motion to recommend the ordinance to Town Council. Steve 2nd the recommendation.

Matt Schroeder has a 3000 sq/ft house proposal on Mill Hill Road. Would like to build a shop in the future. Don made the motion to approve the plans. Justin 2nd the motion. Will need to give plans to Mayor once it is finalized.

Don made a motion to adjourn. Steve 2nd the motion.

Planning meeting adjourned.