

DELPHI PLAN COMMISSION
February 17, 2026 – 6 PM
Second Floor, City Building, 201 S. Union Street

Mayor Yates opened the meeting at 6 p.m.

Attendance:

PC Member	Present	Absent
Spencer Kingery	X	
Christina Langsdorf	X	
Brian Garrison	X	
Jacob Grist	X	
Denny Myers	X	
Erin Jubril	X	

Also in attendance: Deb Luzier (Code Crafters) and Amber Morgan (legal)

Meeting Minutes

The March 18, 2024, meeting minutes were reviewed. Motion to approve by Denny Myers, second by Brian Garrison. Motion passed unanimously.

Election of Officers for 2026

- Spencer Kingery nominated for President by Jacob and Denny. Approved unanimously.
- Jacob Grist nominated for Vice President by Erin and Spencer. Approved unanimously.
- Christina Langsdorf continues as Secretary.

New Business – Public Hearing

At 6:07pm the mayor suspended the Plan Commission meeting and opened the public hearing.

1. **PC26-001-ZA Oracle Acres rezoning** – PC to consider the rezoning of 11.26 acres of property at approximately 7113 W 200 N from Low-density Residential (R1) to Medium-density Residential (R2) for the purpose of residential property. The petitioner is Ripam Singh and the property owner is MGH Delphi Holdings, LLC.
 - a. Petitioner Remarks
 - i. Mr. Scott Wagner gave the presentation for the Oracle Acres development.
 - ii. The project aims to accommodate first-time buyers, families, and seniors.
 - iii. 34 buildings, with a total of 68 units. Each unit will be approximately 1084 square feet each plus a garage, for approximately 1500 sq ft. total.
 - iv. The cost of a unit would aim to be about \$215,000
 - v. A homeowner's association would aim to manage common spaces
 - vi. Goal would be to include phase 2 and 3 if this is a success.
 - vii. Projected setbacks will need to be requested at BZA if rezoning is approved.

- b. Staff Report: Criteria for Consideration for Evaluating a Rezoning, the Applicants Response and Staff Comments were reviewed.
- c. Staff Recommendation: Staff recommends that the PC forward the rezoning to the City Council with a favorable recommendation with the following conditions:
 - Land Uses: A manufactured home park should not be allowed as a special exception land use on this site because it would not be in context with the existing surrounding land uses.
 - Concept Plan: The development shall significantly resemble the proposed layout and description provided with the application.
- d. Public Comment:
 - i. Jane Smith asked how soon this development might break ground. Estimate given was late/fall 2026.

Public hearing was closed by the mayor at 6:46pm And the Plan Commission was reopened.

- e. Motion by Spencer Kingery to provide a favorable recommendation to the city council with staff recommendation language, Erin Jubril seconded. Motion passed unanimously.

New Business – Public Meeting

- 2. **PC26-002-ZA UDO Amendment** - PC to discuss an amendment to the UDO to allow the raising and maintaining of chickens as a permitted accessory use in the Low-density Residential (R1) district provided certain conditions are met.
 - a. Motion made to approve the UDO amendment by Erin Jubril and seconded by Spencer Kingery. Motion passed unanimously.
 - b. Proposed amendments:

The proposed edits to the Delphi Uniform Development Ordinance, Chapter 2, Section B (1), Chapter 3, Section B (1), and Chapter 4, Section B, are intended to accommodate raising and maintaining chickens in low residential districts within city limits in the following ways:

 - Allow chicken husbandry as a permitted accessory use in the R1 district;
 - Includes chicken coops, pens, and runs in the scope of accessory structures;
 - Establish special development, operational, and/or procedural standards for chicken husbandry in the R1 district.
 - c. No discussion from the Plan Commission and no public comments were made.
 - d. Plan Commission consensus on moving forward for proper notice and advertisement for presentation in the March 16th Plan Commission meeting.

There being no other business, Christina Langsdorf moved to adjourn with a second by Erin Jubril and the motion carried. The meeting was adjourned at 7:01p.m.


Christina Langsdorf, Secretary