

DELPHI PLAN COMMISSION

August 17, 2026 – 6:30 pm (following BZA meeting)

Second Floor, City Building, 201 S. Union Street

President Spencer Kingery opened the meeting at 6:37p.m.

Attendance:

PC Member	Present	Absent
Spencer Kingery (P)	X	
Jacob Grist (VP)	X	
Christina Langsdorf (S)	X	
Brian Garrison	X	
Denny Myers	X	
Erin Jubril	X	

Meeting Minutes

The March 16, 2026, meeting minutes were reviewed. Motion to approve by Erin Jubril, second by Jacob Grist. Motion passed unanimously.

New Business – Public Hearing PC26-004-ZA

President Spencer Kingery suspended the PCA regular meeting and opened the public hearing at 6:38pm.

- PC26-004-ZA Oracle Acres rezoning – PC to consider the rezoning of 0.85 acres of property at approximately 7113 W 200 N from Low-density Residential (R1) to Medium-density Residential (R2) for the purpose of expanding a previously approved residential development rezoning. The petitioner is Ripam Singh and the property owner is MGH Delphi Holdings, LLC.
- Staff Report/Recommendation: Staff recommends that the PC forward the rezoning of this additional piece of property to the City Council with a favorable recommendation with the same conditions that also applied to the original rezoning for this project:
 - 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 current proposed layout and description provided with the application.
 - Voluntary Commitments: The applicant's voluntary commitments shall also apply:
 - The properties shall be developed exclusively as a residential duplex subdivision, and the units shall be sold as "fee simple" where the unit owner holds title to the structure and underlying lot.
 - A dog park and children's play area shall be provided and installed before the last 25% of the lots are developed.

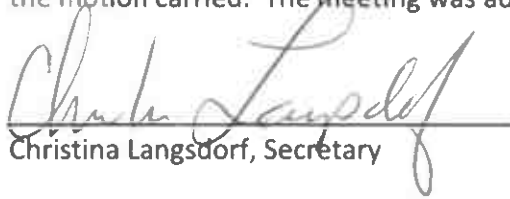
- The development will establish an HOA to oversee property maintenance and approvals.
- The development will be connected to the city's sanitary sewer system.
- Petitioner Remarks (Scott Wagner): Main reason for change was to ensure area for emergency vehicles have a turn around.
- Public comment: No public comments were provided/presented.
- Closed public hearing at 6:47pm; Reopened regular PC meeting.
- PC Recommendation: Christina Langsdorf made a motion to forward the rezoning of this additional piece of property to the City Council with a favorable recommendation with the same conditions that also applied to the original rezoning for this project. Second by Erin Jubril. Motion approved unanimously.

New Business – Public Meeting

- UDO Amendment – Residential Setbacks - PC to discuss a potential amendment to the UDO to allow the reduction of side yard setbacks to 5 feet in all residential districts to better accommodate residential development. Side yard setbacks are currently: R1 – 7 feet, R2 – 6 feet, R3 – 6 feet
 - Consensus was to move forward with UDO amendment process.
- Amend PC Rules and Procedures
 - Article 2, Section 7 – update the section regarding removal of PC Members in accordance with HEA 1161
 - Article 10, Section 1.b.i – consider reducing the public notice radius from 2 parcels deep or 660 feet (whichever is less) to simply 300 feet.
 - Motion to approve the amendments of the PC rules and procedures by Jacob Grist, second by Brian Garrison. Motion passed unanimously.
- PC26-005-TA Jamestown UDO Audit and Amendments per HEA 1001. This year's House Enrolled Act 1001 requires an Audit of the UDO to see how specific points are currently addressed and where changes can be made to achieve them. The Planner discussed HEA 1001 and the points to address in the Audit as well as other required amendments.
 - The PC will set a future date for holding the public hearing and preparing the associated Audit Report and amendments.
- Items discussed for awareness
 - Annual Housing Progress Report for the city to compare past/current costs, sale prices, rent and income levels. IHCD is working to provide a template to gather this information.
 - Planning and permit fees may only be increased every 5 years and must be placed in a non-reverting fund. Fees are to be used exclusively for the administering of planning and permit services.

- Plan Commission provided consensus to move forward with mandated items from the state.

There being no other business, Jacob Grist moved to adjourn with a second by Erin Jubril and the motion carried. The meeting was adjourned at 7:29p.m.



Christina Langsdorf, Secretary