

Flatonia Planning & Zoning Commission
Special Called Meeting Minutes
July 21, 2025, at 6:00 p.m.

Present

Chairman	Len Waska
Vice Chair	Lisa Kirtley
Commissioners	Joe Breads
	Robert Cunningham
	Sheila Novak
	William Richter
	Susan Steinhauser
City Manager	Ray Miller
Permit Clerk	Jennifer Schaffner

Opening Agenda

Chairman Waska called the meeting to order at 6:02 p.m.

Invocation and Pledge of Allegiance to the Flags of the United States and the State of Texas

Chairman Waska led the invocation and pledges.

Public Hearing

1. Public hearing on the conditional use permit at 1025 East Old Spanish Trail for Michael and Michelle Lanni. Mrs. Lanni stated they want to find a solution to any missteps in the permitting process and hope to use their new business to benefit the community.

Consent Agenda

1. Commissioner Richter moved, with a second from Commissioner Novak, to approve the June 2, 2025, meeting minutes. The vote was unanimous. Motion passed.

Deliberation Agenda

1. Vice Chair Kirtley nominated Commissioner Steinhauser to be the chair of the Planning and Zoning Commission. Commissioner Steinhauser stated she would accept on the condition that the regular meeting time be moved as she has a standing engagement on the first Monday evening of each month and would like to dedicate her full attention to her role as the chair. City Manager Miller will look into the commission rules. Chair Waska postponed the deliberation until the next regular meeting.
2. Vice Chair Kirtley moved, with a second from Commissioner Richter, to approve the conditional use permit to operate a business in a residential zone at 1025 East Old Spanish Trail for Michael and Michelle Lanni. Mr. and Mrs. Lanni must finish the permit process with the city and the property must be inspected by Bureau Veritas. The vote was unanimous. Motion passed.


Discussion Agenda

1. The commission briefly discussed various aspects of the Zoning Ordinance 14A.

Adjournment

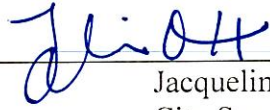
Chairman Waska adjourned the meeting at 6:43 p.m.

Signed



Len Waska
Chairman

**Attest**



Jacqueline Ott
City Secretary