

MAPC Meeting September 23rd, 2025

1. Call to order

2. Roll Call

Present (9): Jeff Steiling, Jimmy Cooper, Lonnie Roberts, Monroe Pointer, Paul Ford, Dennis Zolper, Jim Little, Kevin Bailey, Stephanie Nelson

Absent (0):

3. Approval of minutes

MIN-25:079 MINUTES September 9th, 2025 MAPC

A motion was made by Paul Ford, seconded by Monroe Pointer, that the minutes be approved, the motion was PASSED with the following vote:

Aye (8): Jeff Steiling, Jimmy Cooper, Monroe Pointer, Paul Ford, Dennis Zolper, Jim Little, Kevin Bailey, Stephanie Nelson

Nay (0)

Absent (0)

4. Miscellaneous Items

5. Preliminary Subdivisions

6. Final Subdivisions

7. Conditional Use

CU-25-06 **Reginald Brown requesting a conditional use for placement of new manufactured home as a single family residence at 4306 Gladys Dr**

Lonnie Roberts (Chair): Do we have the proponent for this item? Please come up to the mic and state your name for the record.

Lamarious Brown (Proponent): I'm the applicant and my name is Lamarious Brown, and I'm the son of my dad, Reginal Brown.

Lonnie Roberts: Alright, you guys are seeking a conditional use to place a manufactured home on the property?

Lamarious Brown: Yes, sir.

Lonnie Roberts: Okay, so we'll go along and just ask you some questions and we'll go through the meeting. Let us know if you have any questions.

Lamarious Brown: Yes, sir. I'm going to pull out my notebook.

Lonnie Roberts: Sure you're welcome to make a presentation if you're prepared.

Lamarious Brown: I didn't come ready to make presentation but I can think of everything and go from there. So we are trying to get a Southern Hutchinson 2 manufactured home, 32 by 76, it's 2,256 square feet. We were trying to put it in the neighborhood but the property is zoned R-1 just for stick-built homes. There are requirements that we had to do just to get to this point right here. But we feel like the manufactured home will benefit the neighborhood a lot, because we looked at the properties that are surrounded by us. They're not, I don't want to speak down on anyone's property, but some properties are better than others and we feel like this manufactured home could improve the property value, because we want to make it look like a stick-built home and we feel like it will help us a lot because we didn't want to go through the stick-built route due to the economy right now and due to my dad, he poured his life into this to build a foundation. That way he could reside on it for the rest of his life, rather than just spending his life savings to get a stick-built home and we don't know what the builder will do. That's my presentation and any questions that you have for me, I'll be willing to answer them and go from there.

Lonnie Roberts: You did a great job, city planner do you have staff comments on this?

Derrel Smith (City Planner): Yes sir, we have reviewed it and we would recommend approval of the conditional use permit in that area. One item that we do need to make clear is, that this property is in an undefined floodway. Meaning the floodway stops on the other side of the street and this is undetermined area but there will be some additional requirements before a building permit can be issued. They'll have to work on getting this structure out of the floodway.

Lonnie Roberts: So, you know what that will entail, you'd hire an engineer and then they would consult you as far as that. Have you researched any of that yet?

Lamarious Brown: We were getting into that, because like Mr. Derrel said, it is a flood zone. We once we came up here to see what other things we have to do, we were gonna get an inspector to look at it to, I didn't bring that specific paper, to see how high the foundation would need to be to put this manufactured home on if we could.

Lonnie Roberts: Sounds great, and this is a conditional use request so I have to open up, is there

anyone here to get public comments on the conditional use? Anyone, okay that being said, I'll open up for commissioners, questions or comments of the applicant or city staff?

Jim Little (Commission): Mr. Chairman I did visit the site today and I am probably the biggest against mobile homes in the city. But this site and from the pictures he provided, I make a motion we approve.

Dennis Zolper (Commission): Zolper, second.

Lonnie Roberts: Okay, I have a motion and a second, would you call roll please?

A motion was made by Jim Little, seconded by Dennis Zolper, that the matter be approved, and the motion was PASSED with the following vote:

Aye (8): Jeff Steiling, Jimmy Cooper, Monroe Pointer, Paul Ford, Dennis Zolper, Jim Little, Kevin Bailey, Stephanie Nelson

Nay (0):

Absent (0):

8. Rezoning

9. Staff Comments

10. Adjournment

Meeting was adjourned.