

**MINUTES OF A REGULAR MEETING OF THE
PLANNING COMMISSION OF THE CITY OF
JASPER, ALABAMA, HELD Thursday, July 16, 2026,
5:00 P.M.**

Members Present: Keith Pike, Jim Smothers, Billy Wade, Stephen Brown, Leigh Ann Rotter, Austin McLemore, Shirley Mitchell – Chairperson

Also Present: Russ Robertson – City Lawyer, Michelle Matanic – Planning & Zoning Coordinator, Tana Collins-Allred – Community & Economic Development Director

There were approximately 12 people in the audience, including neighbors and representatives of an applicant.

Members Absent: Jenny Short

Approval of Minutes: Approval of the minutes of the June 18, 2026 meeting.

Motion: Motion to approve made by Stephen Brown and seconded by Keith Pike.

Approved: Unanimous

Michelle Matanic announced that a subdivision item previously expected to appear on the agenda had been postponed. Although notification letters had been distributed before the postponement, the subdivision will not be considered as part of this meeting.

1. Stephen Varnell requests to rezone 3005 6th Ave South from R-2 to R-3 in order to place a manufactured home.

Michelle Matanic presented the rezoning request, explaining that the applicant seeks to place a new single-wide manufactured home on the property. The Planning Commission asked several questions regarding the request. Members of the public, including neighboring property owners, also offered comments and asked questions, expressing concerns about the placement of a manufactured home in the neighborhood and stating their opposition to the request.

Motion: Motion to deny made by Keith Pike and seconded by Stephen Brown.

Denied: Unanimous

2. Desperation Church, Inc requests to rezone parcel #64-17-01-11-4-402-007.000 from AG to B-2 for the purpose of facilitating the sale and future commercial use of the property.

Michelle Matanic introduced the agenda item, explaining that the applicant wished to rezone the property to facilitate its sale. There was a very short discussion with a question from the audience.

Motion: Motion to approve made by Jim Smothers and seconded by Billy Wade.

Approved: Vote 6 in favor, Stephen Brown against. **Motion to approve carries.**

3. MTTR – AMAC builders request to amend the final plat of the Liberty Place subdivision to subdivide parcel # 64-17-01-11-3-000-003.000 into two new lots.

Michelle Matanic presented the amendment, explaining that the plat had been approved at the May Planning Commission meeting. The final plat has been recorded and therefore must be amended to add two more lots. There was a short discussion with questions from the commissioners.

Motion: Motion to approve made by Keith Pike and seconded by Stephen Brown.

Approved: Unanimous

The motion to adjourn was made by Stephen Brown and Keith Pike seconded.

With no further business to come before the Commission, the meeting was adjourned.

Chairperson – Shirley Mitchell