



AGENDA

Planning Commission Meeting

7:00 PM

January 14, 2026

Regular Meeting

- I. Call to Order
- II. Pledge of Allegiance
- III. Election of Officers
- IV. Adoption of the Agenda
- V. Adoption of the Regular Meeting Minutes
 - A. Adoption of the Regular Meeting Minutes from December 10th, 2025
- VI. **Public Presentations** - Public Presentations are limited to issues that are not included on the meeting agenda. It is intended as an opportunity for the public to give input on relevant planning issues and not intended as a question-and-answer period.
- VII. **Public Hearings:**
 - A. **Z2025-09-01 - Zoning Text Amendments for Backyard Beekeeping** - An ordinance to amend Chapter 180 of the Warren County Code (zoning ordinance) to amend the district regulations for the Residential-One (R-1) zoning district to add "backyard beekeeping" as an accessory use permitted by right and to add supplementary regulations for "backyard beekeeping". - Kelly Wahl , Planner
 - B. **CUP2025-12-02 - Short-Term Tourist Rental - 3151 Freezeland Road** - A request for a conditional use permit for a short-term tourist rental. The property is located at 3151 Freezeland Road and is identified on tax map 23E, double circle 1, as lot 10B. The property is zoned Residential-One (R-1) and is located in the Shenandoah Magisterial District. - Chase Lenz, Zoning Administrator
 - C. **CUP2025-12-03 - Building Service Establishment - 0 Strasburg Road (TM #10L--2-----2)** - A request for a conditional use permit for a building service establishment. The property is located at (0) Strasburg Road and is identified on tax map 10L, section 2, as lot 2. The property is zoned Agricultural (A) and is located in the North River Magisterial District. - Chase Lenz, Zoning Administrator
 - D. **CUP2025-12-04 - Short-Term Tourist Rental - 48 Pineview Drive** - A request for a conditional use permit for a short-term tourist rental. The property is located at 48 Pineview Drive and is identified on tax map 13A, section 4, block 7 as lot 3. The property is zoned Agricultural (A) and is located in the Shenandoah Magisterial District. - Kelly Wahl , Planner
 - E. **Z2025-12-01 - Zoning Text Amendments to Modify Front Setback Requirements in the Residential-One (R-1) and Residential-Two (R-2) Zoning Districts** - An ordinance to amend Chapter 180 of the Warren County Code to amend the yard requirements for corner lots and accessory structures and to

amend the zoning district regulations for the Residential-One (R-1) and Residential-Two (R-2) zoning districts to modify the front yard setback requirements. - Chase Lenz, Zoning Administrator

VIII. Consent Agenda - (Authorization to Advertise):

- A. CUP2026-01-01 - Short-Term Tourist Rental - 927 Bowling Green Road** - A request for a conditional use permit for a short-term tourist rental. The property is located at 927 Bowling Green Road and is identified on tax map 13D, section 3, block 3, as lot 14. The property is zoned Residential-One (R-1) and is located in the Shenandoah Magisterial District. - Kelly Wahl , Planner
- B. CUP2026-01-02 - Accessory Dwelling Unit (Detached) - 82 Pilgrims Way** - A request for a conditional use permit for an accessory dwelling unit (detached). The property is located at 82 Pilgrims Way and is identified on tax map 34 as lot 3CA. The property is zoned Agricultural (A) and is located in the South River Magisterial District. - Chase Lenz, Zoning Administrator

IX. Commission Matters

- A. Commission Members** - -
- B. County Attorney** - - Jordan Bowman, Legal Counsel
- C. Zoning Administrator** - - Chase Lenz, Zoning Administrator
- D. Planner** - - Kelly Wahl , Planner
- E. Clerk to the Planning Commission** - - Allison Mutter, Office Manager

X. Adjournment