



PRINCE'S LAKES PLANNING COMMISSION
REGULAR MEETING
MARCH 5, 2026

Call to Order: Made by Kevin Aders 2025 Chair at 6:30pm.

Roll Call: Make it known Ben Staab was absent. All other members were present as well as Phil Montarsi

Approval of Minutes of Previous meeting: Motion made by Charlie Bourne and second by Jeremy Nelson to approve minutes as read. Roll call vote with all members present voting in favor to approve.

Report of Committees and Building Inspector: Phil provided his February report and gave updates on the ball diamond projects as well as items listed in his report.

Old Business: Kevin requested to table old business items of improving quality of back entrance since still had not had any luck with the County Road Commissioner. Several topics mentioned where the planning commission may want to focus its work in 2026 since completing a full review of the zoning ordinance in 2025. Areas included, looking at alternative to emergency back entrance if were ever a need or back was cut off again from the front entrance for extended period.

What areas do we have for Lifeline landing locations, locating one location in both the front and the rear of the lakes for an emergency.

Discussed who would be responsible for looking at drainage signoff on building permits when adding or working on driveways. Keeping water out of streets.

New Business: Bob White of 7903 Howard Prince Dr. present to ask about what his options were to be able to build a pole barn on his adjoining lot to his primary residence. Commission asked general questions and gave guidance on what options it would look like to be able to proceed and what limitations or restrictions he may or would run into if not compliant with certain requirements. Commission let him know his 2 options would be to fill out and request a variance for the property or marry his 2 lots together into 1 which would allow for a pole barn to be built as there is a primary residence then on property. Also discussed size limitations that would limit the size of the barn as the height restrictions and setbacks that are in the current zoning ordinance.

Kevin let the members know that the Town Attorney would be able to attend the April 2 meeting to provide the training he offers to Planning Commissions and BZA's.

Adjournment: Kevin Aders called for adjournment at 7:25 and seconded by Kevin Harrison. Roll call vote with all members present voting in favor of adjournment.

Attested: Kevin Aders April 2, 2026
Planning Commission, Chair

Planning Commission Members

Kevin Aders, Chair 12.31.29, Jeremy Nelson, Vice Chair 12.31.27, Ben Staab 12.31.29

Ted Funk 12.31.29, Kevin Harrsion 12.31.26, Layman Boyd 12.31.27, Charlie Bourne 12.31.28