

VAN BUREN PLANNING COMMISSION

MINUTES

Record of Proceedings
Held: June 29, 2026 at 6:30 p.m.

PLANNING COMMISSION MET IN REGULAR SESSION

☒ Brock Mason

☒ Dave Langenderfer

end

☒ Edward May

☒ Sam Nigh

☐ Stan Heitkamp

ANY ADDITIONS OR CORRECTIONS TO THE AGENDA

- No additions or corrections

APPROVAL OF THE MINUTES

- Roll Call

COMMUNITY COMMENTS

- No Community Comments

PLANNING COMMISSION DISCUSSION

1. Outstanding 2024 Permits:
 - Permit 2024 -18 - 300 South Main Street - Paving RV parking area
2. Outstanding 2025 Permits:
 - Permit 2025 -06 – 117 Couchot Lane – New Single Resident
 - Permit 2025 -07 – 117 Couchot Lane – Sidewalk
 - Permit 2025 -08 – 117 Couchot Lane – Driveway
 - Permit 2025 -15 – 203 West Market - Deck
3. Outstanding 2026 Permits:
 - Permit 2026 -01 – 203 West Market Street – Fence
 - Permit 2026-07 – 217 South Main Street – Electronic Sign

4. Committee discussed a Conditional Use and/or Change of Use for 214 Walnut Street. Kayla Yoakum, (owner) presented a business case for a home business. She would like to start a dog groomer business within the detached garage. She addressed the following questions by the Planning and Zoning Commission:
 - a. Business Hours:
 - i. 8 a.m. to 6 p.m.
 - b. Dogs on Site:
 - i. 3 dogs daily
 - ii. No dogs will be housed over night
 - c. Noise and Disruptions:
 - i. Planning to place a triple sound barrier within the garage
 - ii. Plans to construct a new door to improve better access
 - iii. All dogs will be leased
 - d. Odor and Sanitation:
 - i. All wet fur and dander will be double bagged
 - ii. All garage bags will be placed within plastic trash containers
 - iii. Weekly trash pickup
 - e. Traffic and Parking:
 - i. Drop off and pickup will be off of May Street along the current resident's driveway
 - ii. Anticipating three cars daily
 - f. Signage:
 - i. No yard signs
 - ii. A very small business sign on the existing wood privacy fence
 - g. Insurance:
 - i. Plans to send the Village the Additional Liability Insurance Policy

Motion was made by Sam Nigh and second by Brock Mason. Vote was 4-0

Additionally, letters were sent to 10 residents that abut or adjacent to 214 Walnut so the Commission could hear any concerns that they may have with this business. No one from the 10 residents attended the meeting or emailed the Village.

With no further items on the agenda, Sam Nigh moved to adjourn, a second from Brock Mason. All votes yea, meeting adjourned.