

**MINUTES**  
**PLAN COMMISSION MEETING**  
**MARCH 12, 2026**

These are the Minutes from the Plan Commission meeting that was held on March 12, 2026 at Seymour City Hall Council Chambers.

The meeting was called to order by Jeri Wells (President) at 5:00 p.m.

Before roll call was taken, Steve Gentry and Mark Maxie were introduced as the new Board members.

In the absence of Jeremy Gray (Secretary), **Roll Call** was taken by Patty Tormoehlen (Admin Asst.) with Jeri Wells (President), Dave Eggers, Dave Earley, Rick Schleibaum, Don Bruce, Kendra Zumhingst, Mark Maxie, Bernie Hauersperger (City Engineer), Shell Parker and Steve Gentry were present. Angie Klakamp was absent.

Since there has not been a Plan Commission meeting since November of 2025, the Minutes from the November 13, 2025 were discussed and a motion was made by Kendra Zumhingst to approve the Minutes with Dave Earley seconding the Motion. Minutes were approved 10-0, 1 absent.

**DOCKET:**

**P.C.M. 1-26 LEGENDS PRELIMINARY PLAT** Petitioner: Petitioner is requesting approval for a Preliminary Plat at Burkhart Blvd & Meadowbrook Dr.

Chad Lienart, Independent Land Surveying, spoke for TDAK Development. He explained they are wanting to develop a new subdivision off of Burkhart Blvd., 23.33 acres into 81 lots.

**CORRESPONDENCE: NONE**

**SPEAK FOR: NO ONE**

**SPEAK AGAINST: NO ONE**

Shawn Frady, 628 Meadowbrook Dr., spoke not for or against but was just concerned whether taxes would be raised because of this. He was told all extra costs will be at the developer's expense. Also asked about an access road and there will not be one.

Nathan Barlow, 631 Meadowbrook Dr., not for or against had concerns about lights from traffic coming to and from this subdivision into his property and was told there would not be a road there.

Steve Gentry asked would the lane be blocked off and was told it would be non-accessible.

Dave Eggers asked if they would be single family homes and was told yes. He was told they would probably be 1400 sq ft, price range of \$280,000 to \$320,000 range.

A vote was taken and it was approved with a 10-0, 1 absent vote.

**B.Z.A. 0-3-26 Jesse Bobb Petitioner:** Petitioner is requesting a Land Use Variance at 1532 Morningside Dr. to use an existing structure to manufacture gun parts.

Jesse Bobb spoke to the Board explaining he will be manufacturing suppressors. There will be no foot traffic, no customers at his house and no signage.

**CORRESPONDENCE: 1 letter from a neighbor against this.**

**SPEAK FOR: NO ONE**

**SPEAK AGAINST: NO ONE**

Kendra Zumhingst asked if there were any other home businesses like this in the city and was told yes. She asked if there would be any extra noise or smells from this and was told no. He also stated there would be no shooting or testing of guns. He will just be running a lathe. Dave Eggers stated they could add extra variables on this, if approved. Kendra Zumhingst asked if there was a list or whatever they decided on. She was told whatever she wanted to stipulate is what would be added.

Mr. Bobb stated again it is just parts no guns will be made there. No gun sales will go on.

Scott Ragan, who lives on Lakeview Dr., asked if chemicals would be used and if so, they are on wells out there and fear of the runoff and contaminating the water supply?? Mr.

Bobb said he uses a dry lathing.

Shell Parker asked about security on the property. He was told he has a digital lock on all doors and windows will be barred. All products will be stored in a vault.

Kendra Zumhingst made a motion to approve with the stipulation of **no extra noise, per city ordinance, no odors per city ordinance**, no extra trash/materials, no lighting pollution and no extra car traffic and make sure there is a spill containment in place. If any complaints are filed, the city would send the Ordinance officer out to stop said violations.

A vote was taken with said stipulations in place, and it was given a favorable recommendation of 6-4, 1 absent. It will go on to BZA for approval on 3-24-26

**OTHER MATTERS: NONE**

**ADJOURNMENT:** Dave Eggers made a motion to adjourn with Dave Earley seconding the Motion. The meeting was adjourned at 5:32 p.m.