



NAPPANEE COMMON COUNCIL MEETING MINUTES

Date, Time & Location:

Monday, February 17, 2026 — 7:00 P.M.
Council Chambers, City Hall, 300 W. Lincoln St.

Council Members:*

District 1 — Ben Leavitt • District 2 — Austin Yoder • District 3 — Amy Rosa
District 4 — Dustin Geyer • At-Large — Kelbi Veenstra

Meeting Minutes:

1. Call to Order

- a. Mayor Jenkins called the meeting to order at 7:00 pm.

2. Roll Call

a. Present:

- i. **Mayor** Phil Jenkins **City Attorney** Brian Hoffer, **Clerk-Treasurer** Jeff Knight (all in person)
- ii. **Council Members:** Ben Leavitt, Austin Yoder, Amy Rosa, Kelbi Veenstra (all in person)
- iii. **Council Members Absent:** Dustin Geyer
- iv. **Guests:** 6 (3 in person, 3 online)
- v. **Press:** 1 (online)

3. Approval of the Minutes from February 2, 2026

- a. Mrs. Rosa motioned to approve the minutes as presented. Mr. Yoder seconded. The minutes were approved unanimously by voice vote.

4. Petitions and Comments by Citizens

- a. None

5. Reports of Committees, Boards, and Commissions

- a. None.

6. Unfinished Business

- a. 3rd Reading of Ordinance #1650 - Rezoning for 2148 E. Market Street. Mayor Jenkins introduced the ordinance. There were no further questions or comments as this was the third reading. Mr. Yoder motioned to approve the ordinance on third reading. Mrs. Veenstra seconded. Ordinance #1650 - Rezoning for 2148 E. Market Street was approved unanimously by roll call vote on third reading (4-0).
- b. 3rd Reading of Ordinance #1651 - Amending Permitting Procedures for HEA-1005. Mayor Jenkins introduced the ordinance. Planning Superintendent Nunemaker corrected the effective date for the State statute which is January 1st

*Please visit nappanee.in.gov for board member appointment and term details

(on page #1) and it will go into effect in the City with its adoption date (on page #2). No other changes were presented. Mr. Leavitt motioned to approve the ordinance on third reading as amended. Mr. Yoder seconded. Ordinance #1651 - Amending Permitting Procedures for HEA-1005 was approved, as amended, unanimously by roll call vote (4-0).

7. New Business

- a. Resolution 797-26 - RDC Amendment to EDA. Mayor Jenkins presented the amendment that fills in the gap between Elm Street and Coppes Commons. This has passed both the Redevelopment Commission and Plan Commission. Mrs. Rosa motioned to approve the resolution. Mr. Yoder seconded. Resolution 797-26 - RDC Amendment to EDA was approved unanimously by voice vote (4-0).

8. Approval of Accounts Payable Vouchers (APVs)

- a. 2026 City APVs totaling \$233,854.79. Clerk-Treasurer Knight presented the APVs for approval. Mr. Leavitt motioned to approve payment of the vouchers. Mrs. Veenstra seconded. The APVs were approved unanimously by voice vote (4-0).

9. Reports of City Officers

- a. Police - January 2026 report. No Council action required.
- b. Planning - January 2026 report. No Council action required.
- c. Mayor Jenkins discussed the current issues with some “home occupations” in residential areas. He referred the Council to the Unified Zoning and Subdivision Control Ordinance. Page #17 lists the definition of what constitutes a home occupation. Page #68 shows a matrix of the various zoning areas. The S in the matrix indicates items that are approvable with a “special” exception from the Board of Zoning Appeals (BZA). The City is trying to strike a balance between what is required to be brought before the BZA and what could potentially have an Administrative Review. The City is not going out looking for these home occupations, but once they have been brought to the City’s attention, they need to be dealt with in a reasonable manner. The zoning ordinance was written in 1998. Mrs. Veenstra asked if the City was actively looking at some sort of resolution to the existing issues. Mayor Jenkins said yes. The recommendation is that these home occupations go before the BZA. They can work with the individuals to set the various parameters of their business (e.g. hours, parking, delivery, etc). City Attorney Hoffer noted that the BZA also allows a mechanism for the neighbors to voice their concerns. Mrs. Veenstra asked how the notification with the businesses takes place. Superintendent Nunemaker commented that this started by Facebook advertising posts indicating they are making some product and for the product to be picked up. This model goes against the ordinance. A letter was then sent requesting the business owner to contact Superintendent Nunemaker.

10. Adjournment

- a. With no further business to discuss, Mr. Leavitt motioned that the meeting be adjourned. Mr. Yoder seconded. Adjournment was agreed by voice vote, and the meeting was adjourned at 7:20 pm.