**REGULAR MEETING OF THE WALLACE PLANNING, ZONING**

**AND HISTORIC PRESERVATION COMMISSION**

**June 6, 2018**

Chairman Sherman called the meeting to order at 6:04 PM in the council chambers.

**Roll Call**: Commission members present: David Copelan, Carleen Bunde, David Sherman, Jenniffer Carrico and Gail Featherstone. Absent commission members: David Bond

**Flag Salute**

**Minutes:** Commission member Gail Featherstone made the motion to approve the minutes of the May 2, 2018 meeting. Carleen Bunde seconded the motion. All voted aye. Motion Carried.

**Old Business:**  US Bank unauthorized modifications of building and 18-11; 108 King Street tree removal will be discussed after new business.

**New Business:**

18-14 - 524 Bank Street – installation of larger sign: Johnson’s Gems, LLC, represented by Brenda Johnson, would like to install a larger sign with store name above the front door. Motion made by Jenniffer Carrico to award a Certificate of Appropriateness for installation of larger sign with store name above the front door of Johnson’s Gems, LLC. David Copelan seconded. Roll call vote: David Copelan: Aye, Carleen Bunde: Aye, David Sherman: Aye, Jenniffer Carrico: Aye, Gail Featherstone: Aye. All in favor, motion carries.

18-19 – 414 First Street – replace porch, extend side porch, replace metal roof and trim: Robyn Troyer owner of 414 First Street would like to replace the front porch, replace and extend side porch and replace metal roof and deteriorated trim. Motion made by Dave Copelan to award a Certificate of Appropriateness to Robyn Troyer, owner of 414 First Street, to replace front porch, extend side porch, replace metal roof and trim. Seconded by Carleen Bunde. Roll call vote: David Copelan: Aye, Carleen Bunde: Aye, David Sherman: Aye, Jenniffer Carrico: Aye, Gail Featherstone: Aye. All in favor, motion carries.

18-20 – Mine Heritage Exhibition, East entry to Wallace: David Sherman representing Mine Heritage would like to install a direct-drive air compressor display at the east entry to town. Discussion was held regarding the exact location, size, who would be responsible for upkeep and how this display will impact the removal and accumulation of snow by the city and county during the winter. David Sherman assured the Commission Members and citizens present that he had talked with Jim Cason the street overseer. It was suggested by J. Cason that the display, if awarded, should be placed further back to accommodate the city during the winter and that the City of Wallace is not responsible for upkeep.

Motion made by Jenniffer Carrico to award a Certificate of Appropriateness to Mine Heritage Exhibition for installation of a direct-drive air compressor display on a 19’ x 23’ concrete pad at the east entry to Wallace. Seconded by Gail Featherstone. Roll call vote: David Copelan: Aye, Carleen Bunde: Aye, David Sherman: Recused himself, Jenniffer Carrico: Aye, Gail Featherstone: Aye. All in favor, motion carries.

18-21 – 512 Bank Street – sign: Katie Watterson, tenant at 512 Bank Street is seeking permission to install a real estate sign on the building.

Motion made by David Copelan to award a Certificate of Appropriateness to Katie Watterson, tenant at 512 Bank Street, installation of a sign that reads “Ridge River Realty” with beige as background color, dark blue lettering shadowed by white with red around the perimeter with illumination of red neon.

Seconded by Gail Featherstone. Roll call vote: David Copelan: Aye, Carleen Bunde: Aye, David Sherman: Aye, Jenniffer Carrico: Aye, Gail Featherstone: Aye. All in favor, motion carries.

 18-22 – 118 River Street – open deck addition: Ryder Gauteraux, owner of 118 River Street is requesting to extend/install an open deck in the front of the house. Discussion was held regarding size, does it meet set-backs, and if there will be a roof or handrails? It was determined that a variance is not required because it does not have a roof.

Motion made by Jenniffer Carrico to award a Certificate of Appropriateness to Ryder Gateraux, owner of 118 River Street, installation/extension of an open deck in front of the house. Seconded by David Copelan. Roll call vote: David Copelan: Aye, Carleen Bunde: Aye, David Sherman: Aye, Jenniffer Carrico: Aye, Gail Featherstone: Aye. All in favor, motion carries.

18-23 - 418 Cedar Street – garage: Julie Purser, owner of 418 Cedar Street is requesting to install a garage behind the house 5’ from property lines and set on a concrete foundation.

Discussion was held. David Sherman informed Julie that in order to comply with the Wallace Historical Preservation Code, the garage siding needed to be horizontal, roof pitch needed to be steeper ideally to match the house as well as having eves and raised panels for the garage door.

Motion made by David Copelan to award a Certificate of Appropriateness to Julie Purser, owner of 418 Cedar Street, construction of a new 12’ x 24’ garage on a concrete pad, with a roof pitch and eves matching existing house, horizontal siding and garage door with raised panels in accordance with the City of Wallace Historical Code. Seconded by Carleen Bunde. Roll call vote: David Copelan: Aye, Carleen Bunde: Aye, David Sherman: Aye, Jenniffer Carrico: Aye, Gail Featherstone: Aye. All in favor, motion carries.

**Old Business**

18-11 – 108 King Street - tree removal: Deborah Barelay, who was not present, has requested the removal of a tree at the curbside of her property. Discussion was held and David Copelan stated that he looked at the tree she was referring to and suggested it needed to be removed. David Copelan made a motion to award a Certificate of Appropriateness to Deborah Barely for the removal the tree on her property at the curbside. Seconded by Gail Featherstone. Roll call vote: David Copelan: Aye, Carleen Bunde: Aye, David Sherman: Aye, Jenniffer Carrico: Aye, Gail Featherstone: Aye. All in favor, motion carries.

US Bank representative Daren Doneen was present to discuss the unauthorized modifications to the outside fire escape and stairwell. Mr. Doneen stated that the deterioration of the fire escape was a liability concern for the owners and that is why it was partially removed. The stairwell directly underneath the fire escape had not been used since US Bank became the owner of the building and there have been multiple times the past where debris, garbage, and camping equipment have needed to be removed. The cover was constructed to deter this from happening as well as to keep water from seeping into the basement. Mr. Doneen stated that he was not aware that these types of modifications needed to be brought before the Planning and Zoning Commission for approval and was present to discuss how to make the building safe for the Bank as well as comply with the City of Wallace Historical Preservation Code. Discussion was held.

Aaron Cagel, the Fire Chief was present to discuss the modifications. He stated that there are no violations with the fire code simply because the upper floors and basement are uninhabited.

Motion was made by David Copelan to allow US Bank to draw up plans/proposal and submit them no later than the August 2018 Planning and Zoning Meeting for compliance without any legal action from the City of Wallace. Seconded by Jenniffer Carrico. Roll call vote: David Copelan: Aye, Carleen Bunde: Aye, David Sherman: Aye, Jenniffer Carrico: Aye, Gail Featherstone: Aye. All in favor, motion carried.

David Sherman made a proposal to reschedule the July Planning and Zoning Meeting to July 10, 2018 at 6:00 pm. All were in favor.

Gail Featherstone made a motion to adjourn. Carleen Bunde seconded. All were in favor. Motion carries.

Meeting adjourned 7:32 pm.

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David Sherman, Chairperson

Attest:

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Amanda Trogden, Deputy City Clerk