

**REGULAR MEETING OF THE WALLACE PLANNING, ZONING  
AND HISTORIC PRESERVATION COMMISSION  
March 3, 2021**

Chairman Sherman called the meeting to order at 6:01 pm at Wallace City Hall.

**Roll Call:** Commission members present: David Copelan, Sarah Murphy, David Sherman, Dave Kuns, Courtney Frieh, and Katie Watterson present at 6:02pm. Absent commission members: Scott Lewis

**Minutes:**

Discussion of minutes was held. D. Sherman stated that he was in contact with J. Watterson about the concern of the 514 Cedar sign approved. He assured the commission that the drawing submitted was wrong and that it will not overhang into the street. D. Copelan made a motion to approve the minutes. C. Frieh seconded the motion. Roll call vote: Copelan; aye, Sherman; aye, Kuns; aye, Murphy; aye, Frieh; aye, Watterson; aye.

**Business:**

219 Cypress Street – extension of barn

Jamie Baker, owner of 219 Cypress, is requesting approval for an extension on his barn. Discussion was held. C. Frieh made a motion to award a certificate of appropriateness for the 24' extension of his barn located at 219 Cypress with same siding and roofing to match existing building. K. Watterson seconded the motion. Roll call vote: Copelan; aye, Sherman; aye, Kuns; aye, Murphy; aye, Frieh; aye, Watterson; aye. All in favor, motion carries. No further discussion.

217 Bank Street- Windows

Jimmy Chambers, owner of 217 Bank Street, is requesting approval for replacement of the door to a window, right side, second floor, on the face of the structure. Discussion was held. D. Copelan made a motion to approve the removal of door on the right side, second story and replace with window. Seconded by D. Kuns. Roll call vote: Copelan; aye, Sherman; aye, Kuns; aye, Murphy; aye, Frieh; aye, Watterson; aye. All in favor, motion carries. No further discussion.

Status of Historic Preservation Plan

Discussion was held as to what to do with the HPP moving forward. C. Frieh brought up that one of the recurring concerns in our current code from the citizens survey was the code's lack of enforcement language. She is asking that the commission look at the HPP and determine which of the recommendations would fit for the City of Wallace and then draft a letter to the City Council for consideration and recommendation with the purpose of code adoption. D. Copelan asked if C. Frieh could draw up some recommendations by the next meeting.

Notice letters to property owners and realtors Re: Title 12, Section 12-9-1

C. Frieh brought Title 12, Section 12-9-1 to the attention of the commission for the purpose of drafting a letter to property owners to address issues concerning disrepair. Discussion was held. One of the concerns the commission had was that new home owners do not know that they live in a Historic District and that the City of Wallace. S. Murphy stated that one way she could help new home owners is to add an addendum to potential offers requiring that prospective buyers read the Planning and Zoning FAQ's brochure. D. Copelan stated that another way to help is to include the FAQ's brochure on the City of Wallace's website. K. Watterson stated that she was against sending a letter. More discussion was held. C. Frieh asked to table the idea for now. D. Copelan made a motion to appoint S. Murphy to

talk to local realtors and ask them to add the addendum of the Planning and Zoning FAQ Brochure as required reading when making an offer on a Wallace Listing. K. Watterson seconded the motion. Roll call vote: Copelan; aye, Sherman; aye, Kuns; aye, Murphy; aye, Frieh; no, Watterson; aye. More discussion was held as to what exactly S. Murphy would be asking local realtors. C. Frieh later changed her vote to the motion to aye. Motion carries, no further discussion.

**Informational**

Motion to adjourn was made by D. Copelan. D. Kuns seconded. Roll call vote: Copelan; aye, Sherman; aye, Kuns; aye, Watterson; aye. All in favor, motion carries. Adjourned at 7:10 pm.

  
David Sherman, Chairman of Commission

Attest:  
  
Amanda Trogden, Deputy City Clerk