

**REGULAR MEETING OF THE WALLACE PLANNING, ZONING
AND HISTORIC PRESERVATION COMMISSION
February 2, 2022**

Chairman Sherman called the meeting to order at 6:05 pm at Wallace City Hall in the Council Chambers.

Roll Call: Commission members present: Courtney Frieh, Sara Murphy, Emma Stayduhar, David Sherman, and Scott Lewis.

Absent members: Dave Kuns and Katie Watterson

Minutes:

C. Frieh made a motion to approve the minutes of the January 5, 2022 regular Planning and Zoning Meeting. Seconded by S. Murphy. All in favor, motion carries. No further discussion.

Business:

425 Pine Street-teller window replacement with double door

Todd Starnes, owner of 425 Pine Street, was present to discuss his proposed window replacement. Discussion was held with regards to the original application being pulled by the contractor who stated he was no longer associated with the project. T. Starnes stated that he would resubmit a new application for the commission to consider. E. Stayduhar made a motion to deny the application. Seconded by S. Murphy. Roll call vote: Frieh; yes, Stayduhar; yes, Murphy; yes, Sherman; yes, Lewis; yes. All in favor, motion carries. No further discussion.

422 High Street-40'x30' garage

Keith Teeters, owner of 422 High Street is requesting a certificate of appropriateness for the construction of a new 40'x30' garage. He stated it will have two roll up garage doors with the possibility of the addition of a lean-to. Discussion was held with regards to the size, which according to the application and the drawing, there seem to be inconsistencies pertaining how big the shop will be. Mr. Teeters addressed the commission and told them that due to cost of building materials, he is reducing the size and instead of drawing up a new site plan, he re-used the site plan in the previous application submitted last year. C. Frieh asked what materials would be used to make the garage historically compatible. Mr. Teeters stated he provided a description with his application and went on to describe for the Commission what was to be used. Hardie siding hung horizontally where visible, but metal siding against hillside, white body, two garage doors that are roll up but look like barn doors, two windows vertical sliding, red metal roof with same pitch to match house, and a 4'x6' w/d. S. Murphy asked which street would he use to access the garage. Mr. Teeters stated West Pearl Street. E. Stayduhar requested clarification on the site plan and what the applicant was wanting approved. He stated that he's seeking approval for the shop and the other drawings indicated on the site plan were already approved by the commission last year. Sherman stated there was no concern with the set-backs. E. Stayduhar made a motion to grant a certificate of appropriateness to Keith Teeters for the construction of a 40'x30' garage on his property located at 422 High Street and to amend his application/site plan to state the approved garage size. C. Frieh seconded the motion. Roll call vote: Frieh; yes, Murphy; yes, Stayduhar; yes, Sherman; yes, and Lewis; yes. All in favor, motion carries. No further discussion.

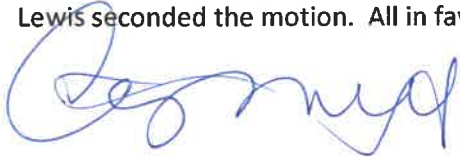
208 Cedar Street-Variance

Courtney Friehe, applicant for the 208 Cedar Street side-yard variance, stated that as a Planning and Zoning Commission member she will not be voting on this project. She went on to state "Back in June of 2021, I came before the Planning and Zoning Commission with this same project located at 208 Cedar Street and was granted three permits. A certificate of appropriateness for the historic design of the house and two variances. One for the lot size and one for the decreased side yard set-backs. The variance of the side yard set-back was appealed to City Council, however, the Planning and Zoning meeting got so out of hand that the audio recording could not be transcribed so an appeal could not be heard by City Council and was sent back to this Commission to do over. So, I am here again having to re-apply for the same side yard variance that was previously granted. Regarding the variance at hand for the decrease side yard set-backs, I have been in close communication with the Building Inspector Keith Teeters and the Interim Fire Captain John Miller for input on my project. Although it is clear according to both gentlemen that the law and fire code indeed allow for decreased set-backs with an exterior fire wall that I do propose in my project, I also hear the very serious concerns of Captain Miller. As a city official, it is my duty to lead by example and unlike others, I will not put my personal interests above the interests and safety of my neighbors and community. And although the law and code are clearly on my side, I have decided to withdraw my variance application tonight for the side yard set-backs. The Historic Code and Building Code state that I am permitted to build up to four stories high on the lot, so I will be modifying my design and build higher instead of wider. I will have the modified design on a future agenda as well as any other permits I am required to seek permission for. For all of these reasons, I am withdrawing my variance application for side yard set-backs." C. Friehe thanked the Commission members for their time and thanked those who wrote letters in support of her project.

Election of Chair and Vice-Chair to Planning and Zoning and Historic Preservation

D. Sherman stated that he will not be seeking re-election of Chairman and that he will be resigning from the commission effective immediately following tonight's meeting. S. Murphy made a motion to nominate Emma Stayduhar for Chair. Seconded by C. Friehe. Roll call vote: Friehe; yes, Murphy; yes, Stayduhar; yes, Lewis; yes. All in favor, motion carries. S. Murphy made a motion to nominate Courtney Friehe for Vice-Chair. Seconded by E. Stayduhar. Roll call vote: Friehe; yes, Murphy; yes, Stayduhar; yes, Sherman; yes, Lewis; yes. All in favor, motion carries. C. Friehe wanted to publicly thank Sherman for his 15 years of service. Sherman thanked the commission members, past and present, for their dedication to keeping Wallace Historic.

There being no further business to come before the Commission, C. Friehe made a motion to adjourn. S. Lewis seconded the motion. All in favor, motion carries. Adjourned at 6:33 pm.



Emma Stayduhar, Chair of Commission

Attest:



Amanda Trogden, Deputy City Clerk