

**REGULAR MEETING OF THE WALLACE PLANNING, ZONING
AND HISTORIC PRESERVATION COMMISSION
Wallace City Hall-Council Chambers
May 1, 2024**

CALL TO ORDER:

Chairman Marlow called the meeting to order at 6:15 p.m. at Wallace City Hall in the Council Chambers.

COMMISSIONERS PRESENT:

Emma Marlow, Chair
Sarah Murphy, Vice Chair
Courtney Frieh
Heather Barnhart

STAFF MEMBERS PRESENT:

Ben Allen, Legal

COMMISSIONERS ABSENT:

Dave Kuns

FLAG SALUTE:

STAFF COMMENTS:

COMMISSION COMMENTS:

Chairman Marlow stated that her and Deputy Clerk Trogden met with J-U-B Engineering to discuss the Scope of Work regarding the Comp Plan redo on Wednesday April 25th and will be relaying that conversation to the rest of the Commission in a workshop after tonight's public hearing.

APPROVAL OF MINUTES: (ACTION ITEM)

C. Frieh motioned, seconded by S. Murphy to approve the minutes of the March 6, 2024, P&Z Historic Preservation Regular meeting.

ROLL CALL:

Commissioner Frieh	Voted	Yes
Commissioner Murphy	Voted	Yes
Chairman Marlow	Voted	Yes
Commissioner Barnhart	Voted	Yes

Motion to approve carried.

CONFLICT OF INTEREST DECLARATION:

PUBLIC HEARING:

1. Applicant: Carina Antilla
Location: 315 Cedar Street
Request: Certificate of Appropriateness – construction of back porch

Tanner Marshall, contractor for 315 Cedar Street made the following comments.

- Stated that the back of the house has mono pitch with not much of an overhang

- Needs to build a cover/awning to help keep the roof from dripping onto the siding with possibly having landscaped around the covered stairs
- Discussed materials he will use
- Structure will be semi-attached, cantilevered and not bearing on the house

Commission Comments:

Commissioner Frieh asked what materials will be used for the roof.
 Tanner stated that it would be metal and match front.
 Commissioner Barnhart asked if the water run-off from the roof would affect the window.
 Tanner didn't think so, if it does, then the owner might install a gutter.

Public Testimony Open:

None

Public Testimony Closed:

Commission Comments:

C. Frieh motioned, seconded by S. Murphy to grant a Certificate of Appropriateness to Carina Antilla for the construction of a covered porch/awning at the back of the house located at 315 Cedar Street.

Roll Call:

Commissioner Frieh	Voted	Yes
Commissioner Murphy	Voted	Yes
Chairman Marlow	Voted	Yes
Commissioner Barnhart	Voted	Yes

Motion to approve carried.

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2. Applicant: Kevin Bausch
 Location: 816 Maple Street
 Request: Certificate of Appropriateness – Construction of 30' x 20' storage/shop building

Kevin Bausch made the following comments.

- Owns lot between him and his neighbor and has no outside storage and needs a place to store things
- Stated it's a frame on slab, horizontal siding, trying to match all colors to the house
- Will be adding electricity to the building in the future

Commission Comments:

S. Murphy and C. Frieh complimented the applicant with the completeness of the application.

Public Testimony Open:

None

Public Testimony Closed:

Commission Comments:

Kevin Bausch asked if he was supposed to put the address to the house or to the parcel.

S. Murphy stated she will include both in the motion.

S. Murphy motioned, seconded by C. Frieh to grant a certificate of Appropriateness to Kevin Bausch located at 814-816 Maple Street for the construction of a 30'x20' storage/shop building.

Roll Call:

Commissioner Frieh	Voted	Yes
Commissioner Murphy	Voted	Yes
Chairman Marlow	Voted	Yes
Commissioner Barnhart	Voted	Yes

Motion to approve carried.

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3. Applicant: Jimmy Chambers
Location: 217 Bank Street
Request: Certificate of Appropriateness – construction of back porch

Chris Lilienkamp Bischoff representing the owner of 217 Bank Street made the following comments.

- Provided an additional image of the back of 217 Bank Street not included in the packet
- Stated the owner wants to construct a deck off the back slider entry of the house and will be 4' off the ground and approximately 10' wide.
- Not visible from the front street and barely visible in the back alley
- Stated that the home owner's insurance is requiring this
- Chris also gave a brief history of the house layout
- Stated the neighbor does not have a problem with the deck

Commission Comments:

S. Murphy asked where the placement of the stairs would be.

Chris stated it would go off the side.

S. Murphy also confirmed the deck will not go the entire length of the back of the house.

Chris stated that it will not.

S. Murphy discussed building codes with Tanner Marshall.

Public Testimony Open:

None

Public Testimony Closed:

Commission Comments:

C. Frieh motioned, seconded by S. Murphy to grant a Certificate of Appropriateness to Jimmy Chambers at 217 Bank Street for the construction of a deck off the back of his house.

Roll Call:

Commissioner Frieh	Voted	Yes
Commissioner Murphy	Voted	Yes
Chairman Marlow	Voted	Yes
Commissioner Barnhart	Voted	Yes

Motion to approve carried.

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- 4. Applicant: Julie Ward
 - Location: 132 King Street
 - Request: Certificate of Appropriateness – removal of tree

Ryan and Cecily Niemi, representing 132 King Street, made the following comments.

- Stated the tree is causing issues with the foundation
- Stated home owners insurance would not be issued with the tree standing.
- Neighbor is ok with the tree coming down and the roots are causing damage to her driveway

Commission Comments:

Chairman Marlow and H. Barnhart asked if Ryan was going to be removing the tree. He stated a contractor will be hired to remove the tree; he is just representing the owner of 132 King Street.

Public Testimony Open:

Kevin Bausch agreed that the tree needed to come down.

Public Testimony Closed:

Commission Comments:

H. Barnhard motioned, seconded by C. Frieh to grant a Certificate of Appropriateness to 132 King Street for the removal of the tree.

Roll Call:

Commissioner Frieh	Voted	Yes
Commissioner Murphy	Voted	Yes
Chairman Marlow	Voted	Yes
Commissioner Barnhart	Voted	Yes

Motion to approve carried.

Ryan Niemi stated the owner plans on cutting the tree down on May 15th or sooner.

ADMINISTRATIVE/BUSINESS: (ACTION ITEM)

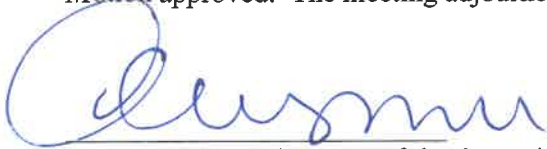
1. Consider the supplemental contract detailing the Scope of Work from J-U-B for the Comprehensive Plan Update

Chairman Marlow stated that J-U-B provided a Scope of Work document which is a basic outline of their process and has details regarding the different phases of the Comprehensive Plan update and what expectations are assumed. Stated that the clerks have sought out grant opportunities but there were none available and before the contract can be finalized, the Commission can fine tune the document and possibly save on the overall cost. Discussion was held.

All Commissioners were in agreement to contact J-U-B and ask them to have an itemized breakdown associated with Phase II to better determine what portions of the Scope of Work can be utilized and omitted as well as add to the contract a clause that includes language stating that if the project comes underbudget then the savings will revert back to the City of Wallace.

There being no further business to come before the Commission, C. Frieh motioned, seconded by H. Barnhart adjourn.

Motion approved. The meeting adjourned at 7:34 p.m.



Emma Marlow, Chairman of the Commission

Attest:



Amanda Trogden, Deputy City Clerk

