

**TOWN OF COATS
Planning Board
Thursday, June 6, 2024
Official Minutes**

The Town of Coats Planning Board met in regular session on Thursday, June 6, 2024 at 6:00 p.m. in the Board of Commissioners' Meeting Room at Coats Town Hall.

Members Present: Chair Hazel Stephenson, Vice-Chair Misty Gil, Clint Latham, Lawrence Denning, Don Plessinger, Alan Pope, Ally Fouts

Members Absent:

Staff Present: Mayor Chris Coats

Staff Absent: Town Manager Nick Holcomb

I. CALL TO ORDER

Chair Hazel Stephenson called the meeting to order at 6:00 p.m. with a quorum being present.

Chair Hazel Stephenson delivered the invocation and led those in attendance in the Pledge of Allegiance.

RESOLVED, to approve Agenda.

MOTION BY: Misty Gil, SECOND BY: Don Plessinger

APPROVED: 7-0, unanimously approved

RESOLVED, to approve minutes from the March 7, 2024 meeting.

MOTION BY: Clint Latham, SECOND BY: Misty Gil

APPROVED: 7-0, unanimously approved

II. PUBLIC FORUM

Chair Stephenson closed the Public Forum after hearing no one.

III. NEW BUSINESS

A. Preparing for Future Land Use Plan Update – Info Only

Chair Stephenson started by pointing out a correction that needed to be made in the summary: rather than stating the Town's existing plan was adopted in August 2025, it needed to state 2015. She then informed the board of the class she and Misty Gil took on May 16th, explaining how informative and helpful she felt it was. She went on to say that although there is no definitive deadline, the plan should be updated about every 11-12 years and we are almost at 10. She then described the lengthy process

that the Planning Board will go through, and how important it was to her to get input from citizens. She suggested that the Planning Board members participated in Town events and talked to citizens about growth, and informed the Board that a consultant team will also help them on this. She pointed out several elements that play a role in what they will be looking at:

- Issues and opportunities facing the local government
- Pattern for desired growth
- Employment opportunities
- Economic development
- Acceptable levels of public service
- Infrastructure to support development
- Housing
- Grants
- Recreation open spaces
- Mitigation of natural hazards
- Protection of environment and agriculture

Chair Stephenson went on to say that once all this has been considered, a plan is in place, advertising has been done and public hearings have taken place, the board must reasonably maintain the comprehensive plan in place. She described the seven steps to consider:

- 1.) Summarize the existing conditions
- 2.) Engage the community
- 3.) Set goals and policies
- 4.) Put on the map what the plan is at that time
- 5.) Select implementation strategies
- 6.) Draft & adopt final plan
- 7.) Plan is adopted by the Town Board and put into action

There was then discussion about how to obtain the community's thoughts and opinions. Town events were mentioned such as Farmer's Day, Crank Up Coats, and the Farmer's Market on Saturdays. Ally Fouts said she could create a survey for citizens and potentially create a digital one as well.

Next, the date of the next Planning Board meeting was mentioned. Chair Stephenson pointed out the fact that the next meeting is supposed to fall on July 4th and inquired about any plans that members may have for the holiday. She also brought up the fact that the town meeting is the second Thursday of the month so that date wouldn't be reasonable. The dates July 10th and 18th were mentioned and it was decided that a group email would be sent to notify members of the new meeting date for the month of July.

Hazel Stephenson said she would report back to Nick regarding the new potential dates and the survey.

IV. MANAGER UPDATE

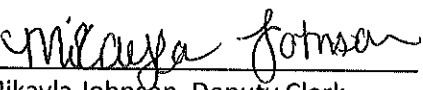
Chair Stephenson described the minor subdivision on Delma Grimes Rd. for six lots. She explained there is a 6" line on Williams Rd. that goes into a 2" once you get to the curve. She asked the board to think about whether or not they'd like to allow a hook-up or not before their next meeting.

V. ADJOURN

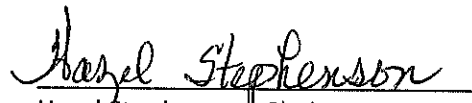
RESOLVED, to adjourn.

MOTION BY: Misty Gil, SECOND BY: Don Plessinger
APPROVED: 7-0, unanimously approved

Meeting adjourned at 6:45 p.m.



Mikayla Johnson, Deputy Clerk



Hazel Stephenson, Chair