

**TOWN OF COATS  
Planning Board  
Thursday, October 3rd, 2024  
Official Minutes**

The Town of Coats Planning Board met in regular session on Thursday, October 3rd, 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, Alan Pope, Don Plessinger

**Members Absent:** Ally Fouts

**Staff Present:** Town Manager Nick Holcomb, Mayor Chris Coats

**Staff Absent:**

**I. CALL TO ORDER**

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

Lawrence Denning delivered the invocation and led those in attendance in the Pledge of Allegiance.

**RESOLVED**, to approve Agenda.

**MOTION BY:** Clint Latham, **SECOND BY:** Alan Pope  
**APPROVED:** 6-0, unanimously approved

**RESOLVED**, to approve minutes from the September 5, 2024 meeting.

**MOTION BY:** Misty Gil, **SECOND BY:** Lawrence Denning  
**APPROVED:** 6-0, unanimously approved

**II. NEW BUSINESS**

A. Rezoning Request – 568 N Orange St.

Chair Stephenson asked for remarks from Mr. Holcomb to introduce the rezoning request to the Planning Board. He informed the board that the objective is to recommend to the Town Board approval or denial for the rezoning request at 568 N Orange St. as well as justify their decision. He gave facts about the lot; stating it is 1.4 acres, long and narrow, and that there is currently an inhabitable house there that is connected to water and sewer. He also mentioned that the water tap may not be in operation any longer, but that water would be easily accessible. He described that this lot is in a transition area where lots start to get a bit larger. Expanding on that and giving the board a clearer picture of surroundings, he stated that the zoning is SFR-1 to the north, SFR-3 to the west, and SFR-3 to the east. Lastly, before he turned things over to the applicant Richard Plough, he let the board know that if approved it would yield 546 and 552 and leave them zoned as SFR-1 by themselves. He had

spoken with Michelle Pleasant, the property owner of those 2 lots, who would be amenable to join this rezoning. This would make her lots conforming, and allow her to slightly adjust the property line between the 2 lots, allowing the existing house to have a bit of a larger lot and more of a buffer. He concluded by saying he believed it could be in the best interest of the property owner and the Town to bring the lots into conformance and to avoid having something that looks like it could be spot zoning or different than everything around it.

Richard Plough approached the Board and gave additional background on the lot, such as when the utilities were installed. Clint Latham asked Mr. Plough if they were planning on putting the water meters out at Orange St, to which Mr. Plough replied yes. He then asked how many square feet the homes would be, and Mr. Plough stated they'd be roughly 3,600 square feet custom homes.

**RESOLVED**, to recommend to the Town Board to approve the rezoning request at 568 N Orange St.

**MOTION BY: Don Plessinger, SECOND BY: Alan Pope**

**APPROVED: 6-0, unanimously approved**

**RESOLVED**, to accept the consistency statement as written.

**MOTION BY: Clint Latham, SECOND BY: Misty Gil**

**APPROVED: 6-0, unanimously approved**

**RESOLVED**, to recommend to the Town Board to change 546 and 552 from SFR-1 to SFR-3.

**MOTION BY: Misty Gil, SECOND BY: Clint Latham**

**APPROVED: 6-0, unanimously approved**

### **III. MANAGER UPDATE**

#### **A. Land Use Plan**

Mr. Holcomb let the board know that stakeholder surveys had went out to 17 people; and the results indicated Main St/downtown improvements, parks and recreation, open space, and gathering places were desired. He presented the board with the vision statement: "Coats is a quiet, historic town with strong agricultural roots and a diverse community. In the future it will offer more recreation, green spaces, jobs, and safe neighborhoods; becoming a great place to live, work, and play, a destination for all." He let them know that the survey would be available before Farmers Day, and that it would run through December 5<sup>th</sup>. Lastly he prepared the board that the December 5<sup>th</sup> meeting would be an open-house style meeting, allowing the public to see four different stations and weigh in on what they think are Coat's best options for the future.

### **IV. PUBLIC FORUM**

Hazel Stephenson opened the Public Forum. Joan Harmon, residing at 1390 Abattoir Rd, approached the Planning Board and asked who would have access to the Land Use Survey. Nick Holcomb replied by

saying that anyone who can find the survey online can fill it out, however it has a way of geocoding the location of the IP address.

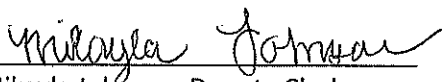
**V. ADJOURN**

**RESOLVED**, to adjourn.

**MOTION BY: Misty Gil, SECOND BY: Alan Pope**

**APPROVED: 6-0, unanimously approved**

Meeting adjourned at 6:37 p.m.

  
Mikayla Johnson, Deputy Clerk

  
Hazel Stephenson, Chair