

**TOWN OF COATS
Planning Board
Thursday, March 5, 2026
Official Minutes**

The Town of Coats Planning Board met in regular session on Thursday, March 5, 2026 at 6:00 p.m. in the Board of Commissioners' Meeting Room at Coats Town Hall.

Members Present: Vice Chair Misty Gil, Angela Postma, Mitchell Pope, Don Plessinger, Ally Fouts

Members Absent: Chair Hazel Stephenson, Clint Latham

Staff Present: Mayor Chris Coats, Town Manager Barbara Hollerand

I. CALL TO ORDER

Vice Chair Misty Gil called the meeting to order at 6:00 p.m. with a quorum being present.

A. Invocation & Pledge

Vice Chair Gil delivered the invocation and led those in attendance in the Pledge of Allegiance.

B. Approval of Agenda

RESOLVED, to approve agenda.

MOTION BY: Angela Postma, SECOND BY: Mitchell Pope

APPROVED: 5-0, unanimously approved

C. Approval of Minutes – February 5, 2026

RESOLVED, to approve minutes.

MOTION BY: Mitchell Pope, SECOND BY: Angela Postma

APPROVED: 5-0, unanimously approved

II. Traditional Neighborhood Development Overlay (TNDO) Discussion

Town Manager Barbara Hollerand explained that the training scheduled for the meeting had been postponed due to cost. She explained that comments regarding TNDO overlay had been made by the public so a discussion could be had regarding that topic. She said in her research she discovered one property, Cardinal Landing, had been rezoned to SFR-3 with a TNDO overlay.

Ms. Hollerand cautioned against making code changes too quickly, as the zoning map was updated 4 years ago. She explained that approval from the Town Board would be needed before assigning properties the TNDO overlay. Vice Chair Gil clarified that it would go before the Planning Board and the public as well and Ms. Hollerand said that was correct.

Vice Chair Gil asked if Andy Cole would like to approach the Planning Board to speak on the topic. Mr. Cole discussed growth being inevitable, but that there should be caution taken with growth. He mentioned his concerns with TNDO overlay not bounding builders by the Town's rules.

III. Public Forum

Vice Chair Gil opened the public forum.

Mr. Cole, 1420 Abattoir Road, asked the Planning Board to specifically look at driveway requirements. Board Member Don Plessinger clarified that Mr. Cole meant entryways and he responded yes.

Ms. Hollerand explained that she spoke with the Fire Marshal's Office and they were in the process of adopting a new fire code state wide. She said they would like to see the Town adopt the code, and suggested waiting.

Vice Chair Gil closed the public forum.

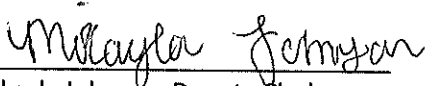
IV. Adjourn

RESOLVED, to adjourn.

MOTION BY: Don Plessinger, SECOND BY: Mitchell Pope

APPROVED: 5-0, unanimously approved

Meeting adjourned at 6:49 p.m.



Mikayla Johnson, Deputy Clerk



Hazel Stephenson, Chair