

Lead Planning & Zoning
Tuesday, May 13, 2025
5:00 p.m.

The Lead Planning & Zoning Commission met in Regular Session on Tuesday, May 13, 2025, at 5:00 p.m. The following members were present: John Sternhagen, Levi Wilson, Rick Wisser, Rick Allen, Mike Stahl, Jon Oolman and Don Mack. Absent: None.

Additional Present: Building Inspector Dennis Schumacher, City Planner Robin Lucero, Administrative Assistant Jacie Mergen, Mayor Dustin Heupel, and several members of the public.

APPROVE MINUTES

M/Wisser, S/Wilson- Carried to approve the minutes of April 22, 2025, as amended.

SET VARIANCE HEARING

1. 421 S. Main Street

- i. Tuesday, May 27, 2025, Lead City Hall

The Planning and Zoning board carried to set Variance Hearing for 421 S. Main Street for Tuesday, May 27, 2025, 5:00 pm, Lead City Hall.

LIL'S COFFEE LEASE OF CITY PROPERTY RECOMMENDATION

At the previous city commission meeting 4-7-25 the owner of Lil's Coffee was present at the meeting to ask for permission to move her coffee hut onto city property at the Manuel Brother's parking lot for long-term use. The commission agreed to explore the options and look into a lease. The minutes of 4-7-25 reflected a motion from Carr and Second from Heupel to approve and for staff to draft a lease for Lilly's Coffee Shop at the Park. It was then sent back to the Planning and Zoning Board for discussion on 4-22-25 with no action taken. At the city commission meeting 5-5-25 a hearing on the adoption of intent to enter into a lease for city property was set for Monday, May 19, 2025, at Lead City Hall.

Currently at today's meeting 5-13-25 the P&Z board was given the lease agreement to review and make a recommendation to the city commission.

Discussion was had and several zoning members would like to recommend changes within the lease agreement such as a corrected date change error, acknowledgment of a 7-day notice that the city can utilize the parking lot for events and this may disrupt the drive through traffic, a proration period, and sign requirements.

Sternhagen would still like to see this lease go through a bid process.

Owner of Lotus up Coffee and Espresso, Jaimie Gilcrease was present and asked several questions for the board to take into consideration.

M/Mack, S/Stahl- carried to recommended approving Lil's Coffee Lease agreement with changes as read.

More discussion was held, and Stahl called the question.

Wilson stated that there needs to be a motion to end the debate.

M/Stahl, S/Allen- Carried to call the question or end the debate.

Those voting Aye: Wisser, Allen, Mack, Sternhagen, Stahl, and Oolman

Those voting Nay: Wilson

Roll call vote was held for the motion to approve recommending the lease with changes as read:

Those voting Aye: Wisser, Allen, Mack, Stahl, and Wilson.

Those voting Nay: Sternhagen and Oolman.

ITEMS FROM COMMISSIONERS

1. Next Regular Meeting—Tuesday, May 27, 2025, at 5:00 PM

ADJOURN

M/Mack, S/Wisser- Carried to adjourn the regular meeting at 6:05 p.m.

ATTEST:

CITY OF LEAD
PLANNING & ZONING COMMISSION

Robin Lucero, City Planner

John Sternhagen, Chairman P&Z

Please note that all recordings are available at City Hall