

**Lead Planning & Zoning**  
**Tuesday, April 28, 2026**  
**5:00 p.m.**

The Lead Planning & Zoning Commission met in Regular Session on Tuesday, April 28, 2026, at 5:00 p.m. The following members were present: Chairman John Sternhagen and Board members Levi Wilson, Rick Wisser, Rick Allen, Don Mack and Tim Meiners. Absent: Mike Stahl. Additional Present: City Administrator Robin Lucero, and Administrator Assistant Jacie Mergen.

**APPROVE MINUTES**

1. M/Wisser, S/Miners- Carried to approve Minutes of April 14, 2026, Regular Meeting as read.

**HEARING**

1. Zoning Change—817 Glendale Drive  
John Sternhagen opened the hearing  
Wilson does not agree and stated there is no benefit. He expressed concern that it would reduce taxable income for the city requiring the city to make up the difference. Sternhagen disagreed, stating deduction would impact the school, not the city.  
Commissioners discussed that the property is no longer being used as a business and that the applicant intends to reside there. Wilson added that changing the zoning could create issues if the property were to revert back to commercial use in the future. He noted the importance of maintaining consistency with the Comprehensive Plan. Mack stated there is residential zoning in the same area and sees no issue with the change. Allen agreed.  
Sternhagen closed the hearing.  
M/Mack, S/Miners- Carried to approve Zoning Change for 817 Glendale drive  
Those voting Aye: Sternhagen, Allen, Mack, Wisser, and Miners  
Those voting Nay: Wilson  
Motion Carried

**SET HEARING**

1. CUP—632 Heart Avenue—Selling baked goods from home.
  - i. Public hearing scheduled for Tuesday, May 12, 2026, 5:00 p.m. Lead City Hall.  
Mack requested that the applicant be present at the May 12, 2026, meeting to provide additional details regarding their proposal. Specifically, the applicant should be prepared to address what they will be selling baked goods from, confirmation of a sales tax license, health department licensing, signage plans, and their anticipated days of operation and hours.  
The commission would also like the City of Lead CUP Form updated.

**OTHER BUSINESS**

1. Wilson addressed a home at 620 Prospect Street that has holes in the roof and noted there are people currently residing in the home. He requested that Dennis look into the situation.
2. Mack requested that Conditional Use Permits (CUPs) be reviewed. He asked how many are currently on file, how many remain active, and whether they have been followed up to ensure compliance.

**ITEMS FROM COMMISSIONERS**

1. Next Regular Meeting—Tuesday, May 12, 2026, at 5:00 p.m.

**ADJOURN**

M/Mack, S/Wilson - Carried to adjourn the regular meeting at 5:28 p.m.

ATTEST:

CITY OF LEAD  
PLANNING & ZONING COMMISSION

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Jacie Mergen, Administrative Assistant

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John Sternhagen, Chairman P&Z