Lead Planning & Zoning
Tuesday, October 27, 2026
5:00 p.m.

The Lead Planning & Zoning Commission met in Regular Session on Tuesday, October 27, 2026, at 5:00 p.m. The following members were present: John Sternhagen, Mike Stahl, Tim Meiners, Don Mack, Rick Allen, and Levi Wilson. Absent: Rick Wisser. Additional Present: City Administrator Robin Lucero, Administrative Assistant Jacie Mergen, and Building Inspector Bryan Smith.

APPROVE MINUTES

1. M/Wilson, S/Mack- Carried to approve Minutes of August 25, 2026, Regular Meeting with a wording correction.

TERRY SMITH

1. Enforcing building and renovation codes per state and national historic requirements.

Terry Smith addressed the board regarding the enforcement of building and renovation codes, including state and national preservation requirements.

Discussion was held regarding the role of the Planning and Zoning Board in enforcing regulations, particularly within the historic district, and whether the board should be involved in certain decisions.

Bonnie Anfinson, the new historic Preservation Board President, was introduced.

Discussion was had regarding murals and whether the city should establish regulations or guidelines for their approval. Allen expressed his opinion that the city should regulate murals. Meiners stated that property owners should have the ability to make decisions regarding their own properties. Stahl questioned what the City hoped to accomplish. Sternhagen noted that regulations can become complicated due to differing opinions and perspectives.

The discussion expanded to include building and renovation codes, state and national historic preservation requirements, and the role of the Planning & Zoning Board in enforcing regulations within the historic district.

Discussion was held regarding the Certificate of Appropriateness process and its application to properties within the historic district. The Board discussed the requirement for approval of certain projects, concerns regarding denied applications, and the City's ability to enforce historic preservation requirements. Previous issues involving properties on First Street, including footprint requirements and ordinance violations, were referenced.

The importance of having a clear Certificate of Appropriateness process was emphasized, along with the need to review a map identifying the boundaries of the historic district. Sternhagen expressed concerns that current setback requirements may be too lenient and suggested that setbacks be addressed at a future meeting. Stahl expressed concerns about the city becoming overly involved in regulating homeowners' sheds and similar improvements.

Heupel urged caution when considering mural regulations, emphasizing the importance of preserving the historic district while expressing concerns about expanding regulations beyond its boundaries. He also noted the additional costs associated with maintaining historic homes compared to properties outside the district and stressed that safety should remain a priority.

Levi stated that further discussion would be necessary to establish an appropriate review process and determine how these matters should be handled moving forward.

OTHER BUSINESS

The board discussed the possibility of placing murals on future agendas for additional consideration.

Further discission regarding setback requirements was also suggested for a future meeting.

ITEMS FROM COMMISSION

1. Next Regular Meeting—Tuesday, November 10, 2026, at 5:00 p.m.

ADJOURN

M/Mack, S/Meiners - Carried to adjourn the regular meeting at 6:06 p.m.

ATTEST:

CITY OF LEAD
PLANNING & ZONING COMMISSION

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Jacie Mergen, Administrative Assistant	John Sternhagen, Chairman P&Z