Lead Planning & Zoning
Tuesday, November 10, 2026
5:00 p.m.

The Lead Planning & Zoning Commission met in Regular Session on Tuesday, November 10, 2026, at 5:00 p.m. The following members were present: John Sternhagen, Mike Stahl, Tim Meiners, Don Mack, Rick Allen, and Rick Wisser. Absent: Levi Wilson. Additional Present: City Administrator Robin Lucero, Administrative Assistant Jacie Mergen, and Building Inspector Bryan Smith.

APPROVE MINUTES

1. M/Meiners, S/Mack- Carried to approve Minutes of October 27, 2026, Regular Meeting.

TERRY SMITH

1. Terry Smith discussed enforcement of building and renovation codes, including state requirements and national historic preservation requirements. Stenhagen opened the matter for discussion. Members discussed how closely local regulations should be followed and the need for a consistent review process that protects the character and appearance of historic areas.
   Stahl stated that the city has a historic district but has not formally designated a district. Discussion indicated that designation would require a city ordinance, including readings and publication. Members discussed a certificate of appropriateness as a possible step in the review process.
   Val Meiners referenced an individual associated with the Visitor Center and stated that she believed they had successfully had the Open Cut designated as a historic area.
   Stahl suggested that murals also warrant attention.
   Robin reported updating the Board on the adoption of new building codes and suggested notifying contractors of the changes and providing them with a checklist to help ensure compliance.
   The Board discussed updating ordinances, including the subdivision ordinance, frontage setbacks, and how setbacks are measured or applied. The board also discussed a possible 2027 fine for work undertaken without building permits and sharing a building-permit spreadsheet with Planning and Zoning.
   Terry asked whether contributing and noncontributing properties or features should be treated differently. Robin suggested preparing a list identifying contributing characteristics and the reasons for retaining them. Terry indicated that he would assemble a packet for further review.
   Robin discussed regulation of murals on private property, noting that a permit requirement would be needed if the city intends to regulate them, while also raising freedom-of-speech considerations. No formal action was taken.
   Terry Smith stated he will assemble a packet addressing historic-preservation review and contributing/noncontributing features.

ITEMS FROM COMMISSION

1. Next Regular Meeting—Tuesday, November 24, 2026, at 5:00 p.m.

ADJOURN

M/Mack, S/Meiners - Carried to adjourn the regular meeting at 5:49 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