

**Ward Planning Commission  
Special Meeting Minutes  
January 13, 2020**

**Purpose of meeting discuss variance proposal for Vicki Coyle, 13 Church Street**

**Call to Order**

Chairman Meadows called the meeting to order.

**Roll Call**

Members

Gary Meadows –present  
Sidney “Shane” Phillips – present  
Helen Huitt –present  
Tyler Madding – present  
Wayne Knight – present  
Mike Montalbano – absent  
William Tremaine - absent

Guest

Deborah Staley  
Vicki Coyle  
Jason McKee

Chairman Meadows stated the purpose of the meeting was to address the request from Vicki Coyle for a variance at 13 Church Street. The issue is the size of the requested structure being under 1000 square feet. Mayor Charles Gastineau, Code Enforcement Jason McKee and Chairman Gary Meadows met with the City Attorney Chris Lacey on this issue and the attorney stated that there is no way to give this variance for Mrs. Coyle for two reasons: one is how long will it be before she removes the current structure and two the most important is the size of the proposed structure.

Jason McKee has spoken to Mrs. Coyle again and she has provided a different plan. A metal building with a square footage of 728 square feet and the existing structure will be removed before the new structure is erected. Mrs. Coyle presented the proof that she is the sole owner of the property. This proposed structure is still less square footage than the requirement. It was suggested that if she would add 272 square feet to the current plan she would need just a building permit to erect the structure. After more discussion and suggestions Mrs. Coyle decided to pull her request for the variance. The Commission members agreed that would be the best avenue for this project.

Helen Huitt motioned; Tyler Madding seconded to adjourn. On voice vote all approved