

Wales Town
PLANNING AND ZONING COMMITTEE MEETING
August 18th, 2026, HELD IN THE WALES TOWN HALL

Meeting commenced at 7:02pm

ROLL CALL: Committee members present: Ron Lamb, Reid Hall, Dee Bowers, Austin Shepherd, Town Deputy Clerk Doug McMullin and Lee Fox.

Citizens: Joleen and Fuzzy Perry, Tim Eastman, Holly Wasecha, Brandon Ellsworth and Council Member Helen Clawson.

MINUTES: Deputy Clerk Doug McMullin read the minutes for the Planning and Zoning Committee Meeting held on 16 June 2026. Austin Shepherd made the motion to approve the minutes as read. His motion was seconded by Reid Hall and then passed with a unanimous vote in favor by those present.

PETITIONS AND COMMUNICATIONS:

1. Tim Eastman**'s application for a covered deck at 99 West 200 South was approved after the committee verified the site maps and construction plans. The committee noted that the project had been previously approved in original house plans. Reid Hall moved to approve the permit after confirming all checklist items were complete, seconded by Austin Sepherd. The permit was approved pending verification of the required setbacks. Motion by Austin Shepherd, seconded by Reid Hall. passed with a unanimous vote in favor by those present.
2. Steele Single-family residence** at 30 North State (assigned address 50) was approved pending setback verification. The committee discussed property dimensions and confirmed the lot meets the minimum half-acre requirement. Motion by Austin

Shepherd, seconded by Reid Hall. passed with a unanimous vote in favor by those present.

3. Holly Wasecha's application for a porch on the west side of her residence was approved. The committee confirmed there were no issues regarding setbacks or easements. ••The motion by Dee Bowers, seconded by Reid Hall, to approve the permit was carried unanimously.
4. Ellie Hall's setback approval was clarified and Lee Fox reported on a follow-up regarding this property and potential flood zone issues. Following a review of FEMA flood maps, Lee Fox consulted with Tracy Harrison, the FEMA floodplain manager, who confirmed that because the house is set back 100 feet, no mitigation or additional flood insurance is required for this specific property.
5. Secretary Lee Fox announced his resignation from the position of secretary, with Town Deputy Clerk Doug McMullin expected to take over the role. The committee acknowledged Lee's nearly 30 years of service and his contributions to establishing the town's planning templates.

BUSINESS: No further business was discussed.

ADJOURN: Chairman Lamb asked for a motion to adjourn. Motion was given by Austin Shepherd and second by Dee Bowers.
Meeting adjourned at 7:37 pm

MINUTES APPROVED:

Planning & Zoning Chairman Ron Lamb

Date

ATTEST:

Deputy Clerk Doug McMullin

Date