



*Coats*  
a peaceful place... a friendly face

## **Meeting of the Coats Planning Board**

**June 5, 2025 – 6:00 p.m.**

- I. **Call to Order**
  - A. Invocation & Pledge
  - B. Approval of Agenda
  - C. Approval of Minutes – May 1, 2025
  
- II. **Future Land Use Plan and Map**

Recommend Final Draft Land Use Plan for Adoption
  
- III. **Public Forum**

*(Please limit comments to 3 minutes to allow others to speak)*
  
- IV. **Adjourn**

**TOWN OF COATS  
Planning Board  
Thursday, May 1, 2025  
Official Minutes**

The Town of Coats Planning Board met in regular session on Thursday, May 1, 2025 at 6:00 p.m. in the Board of Commissioners' Meeting Room at Coats Town Hall.

**Members Present:** Chair Hazel Stephenson, Vice Chair Misty Gil, Lawrence Denning, Mitchell Pope, Ally Fouts, Clint Latham

**Members Absent:** Don Plessinger

**Staff Present:** Mayor Chris Coats, Town Manager Barbara Hollerand

**I. CALL TO ORDER**

Chair Hazel Stephenson called the meeting to order at 6:00 p.m. with a quorum being present.

**A. Invocation & Pledge**

She then asked Lawrence Denning to deliver the invocation and led those in attendance in the Pledge of Allegiance.

**B. Approval of Agenda**

Chair Stephenson offered an amendment to the agenda, switching agenda Item Two (Public Forum) and agenda Item Three (Presentation by KCI & Associates.)

**RESOLVED**, to approve amended Agenda.

**MOTION BY: Misty Gil, SECOND BY: Clint Latham**

**APPROVED: 6-0, unanimously approved**

**C. Approval of Minutes – April 3, 2025**

**RESOLVED**, to approve minutes.

**MOTION BY: Misty Gil, SECOND BY: Lawrence Denning**

**APPROVED: 6-0, unanimously approved**

**II. Presentation by KCI & Associates**

Harrison Wenchell with KCI & Associates gave a PowerPoint presentation on the Future Land Use Map and character areas. He gave an update on the final steps; mentioning the next regularly scheduled Planning Board meeting on June 5<sup>th</sup> being the date that KCI would present the draft Land Use Plan and

get the board's recommendation. He mentioned the next significant date being June 12<sup>th</sup>, when the presentation would go before the Board of Commissioners and a Public Hearing would be set. Lastly, he stated July 10<sup>th</sup> would be the Public Hearing and possibly when the 2025 Coats Land Use Plan would be adopted.

### **III. Public Forum**

Chair Stephenson opened the Public Forum.

Vicki Ingersoll, Coats Chamber of Commerce Executive Director, 30 N Railroad St, announced that she had never attended a Planning Board meeting, but that she would like to start attending on behalf of businesses on Main Street; but also businesses across Coats. She discussed how bad Coats businesses were struggling, and that something needed to be done.

Hearing no one else, the Public Forum was closed.

### **IV. Adjourn**

**RESOLVED**, to adjourn.

**MOTION BY: Misty Gil BY: Clint Latham**  
**APPROVED: 6-0, unanimously approved**

Meeting adjourned at 6:20 p.m.

---

Mikayla Johnson, Deputy Clerk

---

Hazel Stephenson, Chair

Open House Forum for Public Review of Draft Future Land Use Map