

# Wales Town

## PLANNING AND ZONING COMMITTEE MEETING

17 February 2026  
HELD IN THE WALES TOWN HALL

Meeting commenced at 7:00 pm

**ROLL CALL:** Committee members present: Austin Shepherd, Dee Bowers, Reid Hall, Ron Garff, Ron Lamb, and committee secretary, Lee Fox. Citizens: Chad Edmunds, Allen Edmunds, and Dan Delane.

**MINUTES:** Committee secretary read the minutes for the Planning and Zoning Committee Meeting held on 20 January 2026. Ron Lamb suggested that we add a notation to the end of the Business paragraph as follows: Referred to Town Council. Ron Garff made the motion to approve the minutes as read with the above change. His motion was seconded by Austin Shepherd and then passed with a unanimous vote in favor by those present.

### **PETITIONS AND COMMUNICATIONS:**

-Chad Edmunds appeared before the committee with application for zoning change of property located at approximately 300 South 100 East. He indicated that the application attachments would be forthcoming and e-mailed to the Town Clerk. Mr. Edmunds was advised that the committee would send out notices and schedule a public hearing upon receipt of the missing application documents.

-Greg Mansfield submitted application to the committee for moving in a 12'x24' pre-constructed shed at his property located at 140 South 100 East. Shed will not have water or electrical service and will not require a county inspection. Austin Shepherd made the motion to approve the application contingent on set-back verification. His motion was seconded by Ron Garff and then passed with a unanimous vote in favor by those present.

### **BUSINESS:**

-The committee reviewed the Wales Land Use Title Update – Scoping Proposal submitted by Hansen Planning Group dated 5 February 2026. Committee secretary will follow up with additional proposals from other sources.

-Organization and training for the Development Review Committee was discussed. Lee Fox will contact Kevin Daniels and Lynn Wall for follow-up meeting.

**ADJOURN:** The motion to adjourn was made by Ron Garff, seconded by Reid Hall, with a unanimous vote in favor.

Meeting adjourned at 7:37 pm

MINUTES APPROVED:



\_\_\_\_\_  
Planning & Zoning Chairman  
Ron Lamb

3/19/26

\_\_\_\_\_  
Date

ATTEST:



\_\_\_\_\_  
Committee Secretary  
Lee Fox

3/17/26

\_\_\_\_\_  
Date