

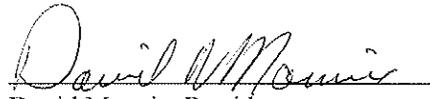
MINUTES

Regular Meeting
Powell County Board of Adjustment
Thursday, September 15, 2011
Deer Lodge Community Center

- Call to order at 1:05 p.m.
- Attendance
Members Present: Carlene Armstrong, Nancy Cline, Tom Gilbert, David Mannix, Shane Olsen. **Staff:** Peggy Kerr and Lewis Smith. **Also Present:** None.
- Approval of the Agenda
Olsen made the motion and **Gilbert** seconded it for the Board to approve the agenda as written through a unanimous vote. **Smith** noted that the July 28, 2010 minutes should be 2011 on the agenda.
- Approval of the July 28, 2011 minutes
Olsen made the motion and **Gilbert** seconded it for the Board to approve the minutes as with one correction, that Tom Gilbert was elected as vice president rather than president, through a unanimous vote.
- Public Hearing – None
- Non-Public Hearing items – Revision to BOA Rules
Board members did a line-by-line review of the minutes. **Smith** recommended changes to Article III – Section 1, add to sentence: A floating meeting for educating the board “regarding planning issues and operation of the board...” Add to end of paragraph: “Members may attend telephonically or by video conference.” Article II – Section 13, take out first paragraph.
Additional comments: Article II – Section 3. Approval of Minutes: Notice is posted on boards in the courthouse and on the Internet. Notice does not go to newspapers unless it is a public hearing. Minutes generally should be approved within 30 days.
Check with Bender regarding two week notice in paper.
Olsen made the motion and **Gilbert** seconded it for the Board to amend the rules as presented as well as adding Lewis Smith’s recommendation to add language to Article III – Section I through a unanimous vote.
- Board of Adjustment Comments
Cline – Regarding the Rue Variance, she did not like that he had sold the land before the Variance was approved.
Smith – At the time there was not BOA; Rue could have filed without the Variance but then his property would have had a rider on the deed stating it was not in compliance with Zoning & Development Regulations.
- Staff Updates
Smith discussed the requirement criteria for granting a variance. He stressed the importance of studying the criteria questions before a public hearing.
Mannix asked for a mock variance at a future educational meeting.
- Other – None
- Public Comments – None

- Announcement of Next meeting – January 19, 2012 at 1 p.m. in the Community Center
- Adjourn
Gilbert made the motion and Cline seconded it for the Board to adjourn, through a unanimous vote.

Assistant County Planner Peggy Kerr compiled the Minutes for review by Planning Director Brian Bender.



David Mannix, President

11/3/11
Date