



Planning Department

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MINUTES

PLANNING BOARD

The Powell County Planning Board met in a special session via a conference call on Monday, September 17, 2012 at 11 AM.

Members Present: John Hollenback, Sharon Jacobsen, Tracy Manley, Bill Pierce, and Bruce Thomas

Members Absent: John Beck, Earl Hall, Rick Hirsch, and Randy Mannix

Staff: Lewis Smith, and Brian Bender

Public: None

President Manley called the meeting to order at 11:22 AM.

Agenda Item #1 – Attendance

Five Members being present established a quorum.

Agenda Item #2 – Approval of the Agenda

Member Jacobsen moved, with Member Thomas seconding, to approve the Agenda as submitted. The Board approved the motion through a vote of five to zero.

Agenda Item #3 – Approval of Minutes

Member Hollenback noted that on page #2 at the end of the RCCC Amended Plat discussion, the Minutes read Mannix made and seconded a motion. [*A subsequent review of my notes reveals Member Beck seconded the motion - BPB.*] Member Jacobsen moved, with Member Hollenback seconding, to approve the August 16th Minutes with the correction. The Board approved the motion through a vote of five to zero.

Agenda Item #4 – Non-public Hearing Items

a. Hogan / Sommers COS – Boundary Relocation

Planning Director Brian Bender explained how the subject property was involved in a Conditional Use Permit hearing back in April to operate a restaurant. He continued by saying the boundary relocation will place the access to the restaurant entirely on Sommers' property.

President Manley opened the discussion and asked Member Hollenback for his comments since he resides in Gold Creek.

Member Hollenback acknowledged the boundary relocation is a simple action to correct access to the restaurant and noted the small transfer of land to the south from Sommers to Hogan ensures each has the same acreage after the boundary relocation.

County Attorney Lewis Smith agreed the request appears to be straightforward.

Member Jacobsen moved, with Member Thomas seconding, to affirm the Hogan / Sommers COS Boundary Relocation is not an attempt to evade formal subdivision review process. The Board approved the motion through a vote of five to zero.

b. Stone / Hall COS – Boundary Relocation

Planning Director Brian Bender described how the Stones recently constructed a residence in the Gray Wolf Major Subdivision and accidentally placed it in the 20-foot setback specified in the subdivision covenants. The intent is to move the lot line so the residence has the required twenty-foot setback, and there is a corresponding shift to the line so both lots remain at five acres.

County Attorney Lewis Smith had no objections to the request.

President Manley asked if there were any other questions and if not, sought a motion.

Member Thomas moved, with Member Jacobsen seconding, to affirm the Stone / Hall COS Boundary Relocation is not an attempt to evade formal subdivision review process. The Board approved the motion through a vote of five to zero.

Agenda Item #5 – Public Comments

None.

Agenda Item #6 – Announcement of the October 11th meeting

Planning Director Brian Bender noted the October 11th agenda contains two conservation easements as well as the Hooker's Conditional Use petition that was unable to be heard on September 6th due to a lack of a quorum. He asked if the Board was willing to hear the petition via conference call, and the Board declined because it is a public hearing and the Board needs to accommodate the public.

Agenda Item #7 – Adjourn

Member Jacobsen moved, with Member Hollenback seconding, to adjourn the meeting. The Board approved the motion through a vote five to zero.

President Manley declared the meeting adjourned at 11:32 AM.

Respectfully Submitted,
Brian P. Bender, AICP, CFM
Powell County Planning Director

John T Manley
Tracy Manley, President

Nov 16 -12
Date