



Planning Department

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MINUTES

PLANNING BOARD

The Powell County Planning Board met in a regular session on Thursday, May 5, 2016 at 1 PM.

Members Present: Earl Hall, Rick Hirsch, Kenneth Martin, & Randy Mannix

Members Absent: John Beck, John Hollenback, Tracy Manley, Bill Pierce, & Bruce Thomas

Staff: Brian Bender, & Lewis Smith

Public: Colleen Dowdall, Bernard Mues, Glenn Erickson, Rita Erickson, Jessica Ralph, Ron Snow, Shannon Sullivan, & Terry Sullivan

Vice President Hirsch called the meeting to order at 1:03 PM.

Agenda Item #1 – Attendance

Four members being present failed to established a quorum. The lack of a quorum limited the Planning Board's proceedings.

Agenda Item #2 – Approval of Agenda

Vice President Hirsch asked if there are any changes to the agenda.

Planning Director Bender noted the absence of a quorum prevented the Board from approving the minutes or opening the public hearings.

Agenda Item #3 – Approval of Minutes

Vice President Hirsch explained the Board cannot approve the minutes but did asked if there are any corrections.

The Planning Board found no corrections or omissions.

Agenda Item #4 – Continued or Tabled Business

- a. Conditional Use Permit for a Commercial Propane Facility (Will Pauley)
Planning Director Bender explained he sent a letter to the petitioner asking of the status of the project's review by the State Fire Marshall. The letter also advised Mr. Pauley he can have the Planning Board dismissed the application and provide a partial refund.

Planning Director Bender informed the Planning Board the petitioner did not respond.

Agenda Item #5 - Public Hearings

- a. Conditional Use Permit for Multiply Dwellings on a Single Lot (Glenn Erickson)
Planning Director Bender advised the Planning Board to table the request until the Board's June 9th meeting as a lack of a quorum prohibited opening the public hearing.

Planning Director Bender asked the Board if they wanted another notice to run in the *Silver State Post* to advertise the meeting for June 9th.

The Planning Board replied another notice was not necessary.

Agenda Item #6 – Non-public Hearing Items

- a. Terri Waldorf Family Transfer COS
Planning Director Bender explained the purpose and history of the request.

The Planning Board discussed the request and asked for confirmation if the intention is to place a residence on the proposed lot.

Jessica Ralph said she is going to place a residence on the existing slab after removing the existing dwelling.

Member Hall moved with Member Martin seconding, to acknowledge the Terri Waldorf Family Transfer is not an attempt to evade subdivision review. Vice President Hirsch accepted the motion and through a vote of four to zero, the Planning Board approved the motion.

- b. Draft Sign Provisions
Planning Director Bender described the intent of the new sign provisions.

County Attorney Smith mentioned the problem with the grade measurement.

Member Hall explained there is a need to regulate mobile signs. He continued by saying the Board should consider limiting the number of permitted signs along a specific length of highway frontage.

Member Martin asked if the Board has the authority to approve or disapprove a sign request if the members believe the proposed sign is not appropriate for the location. He continued by suggesting the sign provisions should include specific approval criteria.

The Planning Board discussed what would be the ideal criteria to guarantee a proposed sign is consistent with its surroundings.

Bernard Mues questioned if Montana Department of Transportation has standards that may be helpful for the County.

Vice President Hirsch asked Mr. Bender to obtain the MDOT's standards for review by the Board.

c. Growth Policy Update

Planning Director Bender explained originally, Joe Willauer intended to discuss the draft document at the June meeting however, as the agenda is going to contain several public hearings, the Board may decide to postpone the discussion.

Agenda Item #7 – Planning Board Comments

Member Hall described the Burn Permit process and that a property owner may acquire a permit from Montana Department of Environmental Quality to burn between December 1st and February 28th.

Member Martin asked if there are any updates regarding the Ovando cell towers.

Planning Director Bender said he has not received any news.

Agenda Item #8 – Staff Comments

a. County Attorney

County Attorney Smith advised the Planning Board this is time of the year the Legislature is starting to examine possible revisions to the zoning and subdivision statutes.

The Planning Board received a summary from County Attorney Smith regarding public use of Spotted Dog Road.

b. Planning Director

None.

c. Other

None.

Agenda Item #9 – Public Comments

None.

Agenda Item #10 – Announcement of the June 9th meeting

Planning Director Bender noted there are several cases for June 9th.

Agenda Item #11 – Adjourn

The Planning Board through consensus adjourned the meeting with Vice President Hirsch noting the time as 2:50 PM.

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



Rick Hirsch, Vice President

6/9/16
Date