



Planning Department

Powell County Planning Department | Missouri Ave. | Suite 101 | Deer Lodge, Montana 59722
406.846.9729 | bbender@powellcountymt.gov

MINUTES

PLANNING BOARD

The Powell County Planning Board met in a regular session on Thursday, March 10, 2016 at 1 PM.

Members Present: John Beck, Earl Hall, Rick Hirsch, John Hollenback, Tracy Manley, Randy Mannix, & Bill Pierce

Members Absent: Kenneth Martin, & Bruce Thomas

Staff: Brian Bender, Lewis Smith

Public: Arron Maxwell, Marwan Saba, & Scott White

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

Agenda Item #1 – Attendance

Seven Members being present established a quorum.

Agenda Item #2 – Approval of Agenda

President Manley asked if there is a need to amend the agenda.

Planning Director Bender noted there is no new information pursuant to Item #4a.

The Planning Board made no changes to the agenda.

Agenda Item #3 – Approval of Minutes

Member Mannix motioned, with Member Hall seconding, to approve the February 11th Minutes as submitted. The Planning Board approved the motion through a vote of seven to zero.

Agenda Item #4 – Continued or Tabled Business

- a. Will Pauley’s CUP for a Commercial Propane Facility
Planning Director Bender advised the Planning Board to leave the item tabled as the State Fire Marshall has not provided an approved site plan review. Marwan Saba, the owner of the property abutting the proposed site expressed concerns with the request. He continued by describing the closeness of his property to the tank placement, and the consequences of an explosion.

Marwan Saba noted he will submit a letter expressing his concerns for the project for the benefit of the Board.

Vice President Hirsch described the possibility of dry season fires along the railroad tracks especially as old rail ties burn easily.

The Planning Board discussed what are suitable setbacks from an active railroad.

Arron Maxwell explained several items necessary when siting a propane storage tank. He continued by saying he is unsure of the requirements for what is a mobile tank.

The Planning Board discussed the code review process, and agreed State approval is necessary before they can hear the request.

Member Hall explained the importance of NFPA Codes, and how a storage tank would perform during a fire or an explosion.

President Manley verified the Planning Board will continued to table the request until the petitioner submits the necessary approvals from the State.

Agenda Item #5 - Public Hearings

- a. David Yoder Minor Subdivision
The Planning Board decided to table the request since the petitioner was not in attendance.

Agenda Item #6 – Non-public Hearing Items

- a. Growth Policy Update
The Planning Board reviewed three suggested revisions for the Growth Policy: (1) Rural Residential Overlay now incorporating weighted approval criteria; (2) Modified Goals, Objectives, & Policies for use in Chapter II; and (3) New language supporting the value of Town Centers.

The Planning Board generally discussed their authority to render land use decisions, and the significance to draft findings of fact to support their actions.

The Planning Board deliberated on the difference between standards and guidelines as pertaining to the Rural Residential Overlay. The Board agreed the regulations should refer to them as “recommended guidelines.”

Member Pierce raised concerns with the appropriateness of a 50-foot setback for structures.

The Planning Board decided some measurable setback is necessary for lots less than five-acres.

The Planning Board offered minor changes to the Goals, Objectives, & Policies for use in Chapter II, and the language supporting Town Centers.

b. Draft Sign Provisions

Planning Director Bender explained the draft provisions responds to the uncertainty when interpreting the existing regulations at the February meeting as well as a recent inquiry for the installation of a billboard. He continued by saying the changes are to Section #IV-D-3 of the County's Zoning & Development Regulations. The changes consist of new standards for on-site signage, billboards, exempt signs, and nonconforming signs.

The Planning Board decided to continue their review at the April meeting.

Agenda Item #7 – Planning Board Comments

None.

Agenda Item #8 – Staff Comments

a. County Attorney

b. None.

b. Planning Director

Planning Director Bender confirmed the commercial development in Garrison received a State Building Permit and has a correct lease agreement from Montana Rail Link.

c. Other

None.

Agenda Item #9 – Public Comments

None.

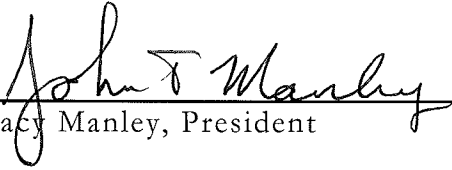
Agenda Item #10 – Announcement of the February 11th meeting

President Manley announced the Planning Board will hold their next meeting on April 7th at 1 PM.

Agenda Item #11 – Adjourn

The Planning Board through consensus adjourned the meeting with President Manley noting the time as 3:41 PM.

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



Tracy Manley, President

4-15-16
Date