



Planning Department

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MINUTES

PLANNING BOARD

The Powell County Planning Board met in a regular session on Thursday, April 6, 2017 at 1 PM.

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

Members Absent: None

Staff: Carl Hamming

Public: Scott Pfahler, John Wagner

President Manley called the regular meeting to order at 1:05 PM.

Agenda Item #1 – Attendance

Eight Members being present established a quorum.

Agenda Item #2 – Approval of Agenda

The Board approved the agenda as presented.

Agenda Item #3 – Approval of Minutes

Member Hollenback motioned with Member Hall seconding to approve the March 9th Minutes with an edit that Vice President Hirsch was absent and did not adjourn the meeting, but rather President Manley. The Planning Board approved the motion through a vote of eight to zero.

Agenda Item #4 – Continued or Tabled Business

LHC, Inc. – Cottonwood Lakes Road - Gravel Pit CUP

Mr. Hamming updated the Board that LHC, Inc. had pulled their application from DEQ. Deer Creek Excavating, on behalf of the Birdhead Company, is submitting their application to the DEQ to utilize the approved CUP (to Birdhead Company) and operate a gravel pit.

Agenda Item #5 – Public Hearings

Spilde Minor Subdivision

President Manley opened the hearing. Mr. Hamming gave an overview of the petitioner’s request to subdivide two tracts of land on the east side of Cooper’s Lake into three tracts. The Pfahlers would own Lot 1 on the northern side and would total 64.02 acres. The Webers would own Lot 2 (43.84 acres) and Lot 3 (20.18 acres). Lot 3 currently does not have any dwellings on the property, however, they have no plans to develop the property. The Subdivision would also establish a road easement and legal access for the Pfahlers through the Webers property.

The Board discussed the status of the roads and that the Pfahlers own and maintain the private drive through their property and permit the landowners to the north to drive through their property along the private lane. The Members discussed the necessity for the other property owners to also have legal road access along the east side of Coopers Lake.

Member Martin asked about the zoning the property around Coopers Lake and Mr. Hamming informed the Board that the subject property lies in Zoning District #2, a minimum of 20-acre tracts. Therefore the Subdivision is within zoning compliance of the district. Mr. Pfahler stated that the purpose of the subdivision was for him and his cousins to properly subdivide the property. Mr. Hamming informed the Board that Ms. Barbara Kenny called the Department to inquire about the proposed subdivision and was not concerned about it after clarification except for the lack of legal road access for numerous landowners around the Lake.

President Manley asked for public comments and there were none.

The Planning Board further discussed the road issue and their preference to establish legal road access for all landowners on the east side of the lake to avoid future conflict. The Board discussed their capability to require road access and determined it was limited to those covered by this subdivision. The Board stated their interest in trying to head off future conflicts over access if landowners change or relationships change.

President Manley called for a motion and Member Mannix motioned to forward the Spilde minor subdivision to the County Commissioners with a favorable recommendation. Member Martin seconded the motion. The Board voted eight to zero to forward the Spilde Minor Subdivision to the County Commissioners with a favorable recommendation.

Agenda Item #6 – Non-Public Hearings

- a. Growth Policy - Joe Willauer could not attend, but he sent Mr. Hamming a rough draft of the Growth Policy on Wednesday, April 5th. Mr. Hamming will fill in some missing information and update certain sections and then send out to the Board for feedback, edits as well as for discussion at the next Board meeting.
- b. Board Vacancy - Mr. Hamming introduced Mr. Wagner of Garrison to the Board. Mr. Wagner told the Board a little bit about himself and answered a few questions from the Members.

Agenda Item #7 – Planning Board Comments

None

Agenda Item #8 – Staff Comments

- a. County Attorney
None.
- b. Planning Director
Mr. Hamming informed the Board that Grant Kohrs Ranch is hoping to break ground this summer on their River cleanup. However, because it is a CERCLA site, the government can bypass the local permitting procedures for a gravel pit CUP.
- c. Other

None.

Agenda Item #9 – Public Comments

None.

Agenda Item #10 – Announcement of the April 6th meeting

President Manley announced the Planning Board will hold their next meeting on May 11th at 1 PM.

Agenda Item #11 – Adjourn

President Manley adjourned meeting at 3:15 PM.

Respectfully Submitted,

Carl Hamming
Powell County Planning Director

Tracy Manley, President

Date