



Planning Department

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MINUTES

PLANNING BOARD

The Powell County Planning Board met in a regular session on Thursday, January 7, 2016 at 1 PM.

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

Members Absent: Bruce Thomas

Staff: Brian Bender, & Lewis Smith

Public: Darren Hunter, & Joe Willauer

President Manley called the regular meeting to order at 1:09 PM.

Agenda Item #1 – Attendance

Eight 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 explained the Deputy State Fire Marshal asked the Planning Board to table Item #6b as the proposal did not undergo a site plan review.

The Planning Board agreed with the suggestion and as such, the Board will not hear Item #6b.

Agenda Item #3 – Approval of Minutes

Member Martin motioned, with Hall seconding, to approve the November 5th Minutes as submitted. The Planning Board approved the motion through a vote of eight to zero.

Agenda Item #4 – Election of Officers

- a. President
- b. Vice President

Member Hollenback moved, with Member Hall seconding, to keep the existing officers for 2016. The Planning Board approved the motion through a vote of eight to zero.

Agenda Item #5 – Continued or Tabled Business

- a. None

Agenda Item #6 - Public Hearings

- a. Centerline Solutions' CUP Extension (Cell Tower)

Planning Director Bender described the request consists of extending the original Permit for one year.

President Manley opened the proceedings and acknowledged this is a public hearing.

Darren Hunter noted the specifics of the site.

Member Beck asked when construction will take place.

Darren Hunter explained a service provider expressed an interest in the site with possible construction to take place this summer. He continued by saying it is likely the service provider will also locate on the existing tower.

President Manley closed the public hearing.

Member Hollenback asked if the extension is for one year.

Planning Director Bender responded by saying yes. He continued by saying the Board could grant an extension longer than a year if that accommodates the applicant's plan.

President Manley explained he prefers keeping the extension at one year as that allows the applicant to provide the Board with an update.

Member Hall motioned, with Member Mannix seconding, to grant a one-year extension to the Conditional Use Permit held by Centerline Solutions. The Permit is to construct a 195-foot high, cellular communications tower on property owned by the Maridell Boyd Bandy Trust property approximately four miles west of Ovando on the north side of Montana Highway 200. The motion also contains the eight conditions from the original Permit. The Planning Board approved the motion through a vote of eight to zero.

- b. Will Pauley's CUP for a Commercial Propane Facility

The Planning Board decided not to hear Will Pauley's Conditional Use Permit request until the Deputy State Fire Marshal conducts a site plan review to verify compliance with all applicable codes.

The Planning Board discussed how to review requests of this type to safeguard public safety. The Board acknowledged the importance of allowing the State Fire Marshal to check for code conformity as well as the need to compose objective findings of fact.

Member Pierce questioned if there are any federal provisions the propane tank needs to comply with in the context of transporting and/or storage in bulk of a hazardous material.

Member Hall asked if there is a specific setback dimension for the tank to the rail line.

Planning Director Bender noted the request will remain on the agenda until the State Fire Marshal performs his review.

Agenda Item #7 – Non-public Hearing Items

a. Growth Policy Update

Planning Director Bender explained he was unable to prepare materials for the Planning Board to review.

Agenda Item #8 – Planning Board Comments

None.

Agenda Item #9 – Staff Comments

a. County Attorney

County Attorney Smith described how is he facilitating negotiations among Ovando property owners regarding a prescriptive easement.

County Attorney Smith announced Patrick Moody is his new Assistant Attorney.

b. Planning Director

Planning Director Bender advised the Planning Board on the following topics: (1) A request by Karen Laitala that the Department does not issue permits until a Weed Management Plan is in place for the subject property; (2) The Arrowstone Park Master Plan, and the Regional Trails Plan; (3) Deer Lodge’s project to compose Subdivision and Annexation Regulations; and (4) A Garrison property owner failing to comply with approval conditions.

c. Other

None.

Agenda Item #10 – Public Comments

None.

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

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

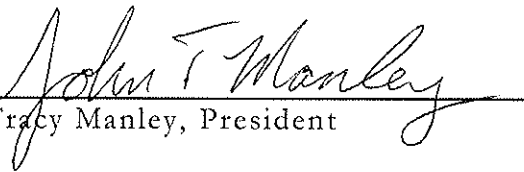
Planning Director Bender noted there is a Boundary Relocation for the Planning Board to review in February.

Agenda Item #12 – Adjourn

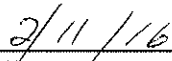
President Manley accepted a motion from Vice President Hirsch and seconded by Member Pierce to adjourn meeting.

President Manley adjourned meeting at 2:47 PM.

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



Tracy Manley, President



Date