

# **MINUTES**

## **PLANNING BOARD**

**The Powell County Planning Board met in a regular session on Thursday, August 12<sup>th</sup>, 2021 at 1 PM.**

**Members present:** Tracy Manley, Rick Hirsch, John Beck, John Hollenbeck, Bill Pierce

**Members Absent:** Justin Williams, John Wagner, Earl Hall, Randy Mannix

**Staff:** Ann O'Toole, Scott Hazelton

**Public:** Martin Balukas, Darrel Andersen, Raena Andersen

**President Hirsch called the regular meeting to order at 1:10 PM.**

### **Agenda Item #1 - Attendance**

With five members being present at the onset of the meeting, a quorum was established.

### **Agenda #2 - Approval of Agenda**

The Board made no changes to the agenda and approved with unanimous consent.

### **Agenda #3 - Approval of minutes**

#### **June 10<sup>th</sup> Minutes**

Member Manley moved to approve the amended minutes from the June 10<sup>th</sup> meeting. Member Pierce seconded and the minutes passed unanimously.

#### **July 8<sup>th</sup> Minutes**

Member Hollenback moved to approve the minutes from the July 10th meeting. Member Manley seconded and the minutes passed unanimously.

### **Agenda #4 - Non Public Hearings**

#### **State of Montana Fish Wildlife and Parks Boundary Relocation (BR):**

Director Hazelton presented the BR Application submitted by the State of Montana Fish Wildlife and Parks, as well as Planning Staff's recommendation for approval from the Board with the understanding that the COS must be updated and verified (per Robert Everly) by the surveyor, Jake Ziska. Director Hazelton stated that this was a previously approved application that was never filed with the Clerk and Recorder and therefore needed a reaffirmation of approval from the Planning Board. Mr. Martin Balukas answered board questions about the difference in

acreage and why the plat had not been submitted on time. President Hirsch inquired about legal access by crossing corner to corner on sections. Mr. Balukas stated that it is not considered legal access. The motion to approve as presented was brought forward by Member Manley and seconded by Member Pierce. The application was approved with a vote of 5-0.

#### **Agenda #5 - Public Hearings**

##### **Andersen Conditional Use Permit (CUP):**

President Hirsch started the Public Hearing portion of the meeting by calling upon Director Hazelton to give his report. Director Hazelton stated that the application for an Artisan Market shop conformed to all zoning and that the shop would provide economic growth while also showcasing Powell County talent. Mr. Darrel and Mrs. Raena Andersen were in attendance to present their application and subsequent documents. The couple was asked about expansion into food products by members of the board of which they stated they had no future plans of selling food with the exception eggs. Director Hazelton responded that Chad Lanes, Tri-County Sanitarian, stated that eggs were acceptable but further expansion would require proper permitting. The Andersen's were also asked about seasonality of the shop. Mrs. Andersen stated that she expected the shop to be open to around Christmas time. Member Manley moved to vote on the application; seconded by Member Pierce the vote passed 5-0 in favor of approval.

#### **Agenda #6 - Continued or Tabled business**

##### **Rural zoning:**

Planning Director Hazelton informed the Board of his meeting regarding rural zoning in Ovando. Ovando citizens decided that they were happy with the 1-acre minimum but did request Mr. Hazelton research the possibility of a height restriction.

#### **Agenda #7 - Planning Board Comments**

None

#### **Agenda #8 - Staff Comments**

Director Hazelton provided updates on the Old Yellowstone Trail, Jake Creek Road closure, and discussed a new project in Rural Reimagined sponsored by Montana State University.

#### **Agenda #9 - Public Comments**

Mr. Balukas was present at this time, however he had no comments.

#### **Agenda #10 - Announcement of July meeting**

President Hirsch announced that the next Planning Board meeting would take place on September 9th in the Powell County Community Center.

**Agenda #11 - Adjourn**

The motion to adjourn was brought forward by Member Manley and seconded by Member Pierce. The meeting ended at 3:04.

Respectfully Submitted,  
Scott Hazelton  
Powell County Planning Director

---

President Rick Hirsch

---

Date