

**MINUTES  
CITY OF LAUREL  
CITY COUNCIL WORKSHOP  
TUESDAY, SEPTEMBER 02, 2025**

A Council Workshop was held in Council Chambers and called to order by Mayor Dave Waggoner at 6:29 p.m. on September 2, 2025.

**COUNCIL MEMBERS PRESENT:**

<input checked="" type="checkbox"/> Tom Canape	<input checked="" type="checkbox"/> Heidi Sparks
<input checked="" type="checkbox"/> Michelle Mize	<input checked="" type="checkbox"/> Jessica Banks
<input checked="" type="checkbox"/> Casey Wheeler	<input checked="" type="checkbox"/> Irv Wilke
<input checked="" type="checkbox"/> Richard Klose	<input checked="" type="checkbox"/> Jodi Mackay

**OTHERS PRESENT:**

Brittney Harakal, Administrative Assistant  
Michele Braukmann, Civil Attorney  
Kurt Markegard, CAO  
JW Hopper, Fire Chief (Left at 6:31 p.m)

**Public Input:**

There were none.

**General Items**

1. Appointment of Jon Rutt to the Tree/Park Board.

No discussion on the item.

2. Appointments of Cody Olvera, Keith Guy, Justin Lackore, and Jarit Fitchener to the Laurel Volunteer Fire Department.

The Fire Chief introduced three of the four appointees. Mr. Lackore was unable to attend tonight's meeting.

3. Appointment of Kay Wilcox to the Library Board for a five-year term ending June 30, 2030.

No discussion on the item.

4. **Planning:** Zone Change from R-6000 to RMF Ironhorse Subdivision. (Public Hearing September 9, 2025)

This item went before the City/County Planning Board in August 2025. The legal description is all of block 6 and lots 1&2 of block 7. There will be a public hearing at next week's meeting.

It was questioned where this development is located. It was clarified along Great Northern along the duplex side of the development.

### **Executive Review**

5. **Planning:** Resolution - Resolution Of The City Council To Approve A Conditional Use Permit For The Owl Café To Allow On-Site Sale And Consumption Of Alcohol At 203 East Main, Laurel, Montana. (Public Hearing September 9, 2025)

This conditional use permit is for the sale and on-premises consumption of alcohol within the Central Business District.

It was questioned whether this is a new place in town or if it is replacing an existing one. It was clarified that the question should be asked during next week's public hearing.

The City Attorney reminded Council to review the documentation within their packet prior to next week's meeting. These are all land use issues. There is a comprehensive record that the Council receives all the same facts.

6. **Planning:** Resolution - Resolution Of Intent Of The City Council To Annex The Property Legally Described As Parcel 1a Of Certificate Of Survey 3034, Amended (24), Being The Proposed Cherry Hill Subdivision, 4th Filing, Adjacent To The City Of Laurel, As An Addition To The City Of Laurel, Yellowstone County, Montana, With Concurrent Approval Of Zoning Designation Upon Annexation Of The Property. (Public Hearing September 9, 2025)

There will be a public hearing next week. Residents within the area have been notified. This is the 4<sup>th</sup> filing and will connect to the Elena Subdivision. This is the annexation/zoning/subdivision of 48 lots.

7. **Planning:** Resolution - A Resolution Of The City Council Approving The Variance Requested By Love's Travel Stops & Country Stores To Allow Signage Exceeding The Height Limitations Of The Highway Commercial Zoning District. (Public Hearing September 9, 2025)

The applicant will be present at next week's public hearing to give their proposal to the Council.

Mr. Thomae asked if he could speak regarding this issue tonight. The public is asked to speak during the public hearing.

8. **Planning:** Resolution - A Resolution Of The City Council Approving A Conditional Use Permit For Love's Travel Stops & Country Stores, Based Upon The Recommendation Of The Laurel Zoning Commission.

There is no public hearing on this item. The request is to put in four RV parking spaces. These spaces will have full hookups and are designed to accommodate overnight visitors. They can go through a full subdivision request or get a conditional use permit.

It was questioned whether this is being brought in early, and that is why the Council is voting early. It was clarified that it was always part of their plan to install RV spots.

It was questioned whether the conditional use permit is temporary. It was clarified that it is to allow for the conditional use. Now that they have been annexed into the City, they are able to request a conditional use permit.

Shawn Mullaney, 207 E. 11<sup>th</sup> Street, stated he thought they were putting in an RV park. It was clarified that there are currently only four spots, but they plan to add more as needed.

9. **Public Works:** Resolution - A Resolution Of The City Council Authorizing The Mayor To Execute An Independent Contractor Service Contract With True North Contracting.

This small service contract is for the sidewalk in Nutting Park. There is still a block between the park and the school in the County that needs to be addressed. This is phase 1 of the project.

**Council Issues**

There were none.

**Other Items**

There were none.

**Attendance at Upcoming Council Meeting**

All Council Members present will be in attendance at next week's meeting.

**Announcements**

The Tree/Park Board meeting will be Thursday at 5:30 p.m. in Council Chambers.

The paving project at the Cemetery has been completed.

The council workshop adjourned at 6:52 p.m.

Respectfully submitted,



Brittney Harakal  
Administrative Assistant

**NOTE:** This meeting is open to the public. This meeting is for information and discussion of the Council for the listed workshop agenda items.