



**MINUTES
CITY OF LAUREL
CITY/COUNTY PLANNING BOARD
WEDNESDAY, JULY 22, 2020
5:35 PM
LAUREL CITY COUNCIL CHAMBERS**

Public Input: *Citizens may address the committee regarding any item of business that is not on the agenda. The duration for an individual speaking under Public Input is limited to three minutes. While all comments are welcome, the committee will not take action on any item not on the agenda.*

1. Roll Call

The Chair called the meeting to order at 5:37PM

Gavin Williams
Ron Benner
Dan Koch
Roger Geise
Evan Bruce (non-voting)
Judy Goldsby
Nick Altonaga (City of Laurel)

General Items

1. Approve Meeting Minutes: February 26, 2020
2. Approve Meeting Minutes: June 24, 2020

The Chair shifted the approval of meeting minutes to prior to the scheduled public hearing. Members reviewed the meeting minutes from February 26, 2020 and June 24, 2020.

Ron motioned to approve the minutes from the meeting on February 26, 2020.
Dan seconded.
Motion carried.

Dan Koch motioned to approve the minutes from June 24, 2020.
Ron seconded.
Motion carried.

3. Public Hearing: Special Review for Town Pump Sign Replacement

The Chair opened the public hearing.

Planning Director Nick Altonaga provided a general overview of the application and its contents including the prepared staff report. He has provided certain conditions of approval if the Board would recommend approval.

Members asked about the standards for singular signs per parcel. Nick went over the requirements of the signage standards in the Community Entryway District. Discussion also took place regarding the parameters for properties coming into compliance with the Zoning Code requirements.

Roger asked if there would be any height or width changes for the sign?

- Mark Lynde, the representative for the applicant was on hand and reported that there would be no physical changes in size or height.

There were no proponents or opponents present at the public hearing.

Ron Benner motioned to approve the Special Review Application inclusive of the staff conditions presented in the Staff Report.

Gavin seconded.

Unanimous vote in favor.

Motion carried.

New Business

4. CENEX Sign Review

Nick presented the application for a sign update for the CENEX property.

Ron questioned the updates and if they violate the codes.

- Nick remarked that he believes that the sign does not meet the threshold for needing to come into full compliance to the code as it is just a refacing of signs. The replacement of the electronic reader keeps the sign in its current state, without any upgrades or changes.

Members discussed the requirements of the code and the difficulty to enforce some sections.

- Nick plans to specifically target the Community Entryway Zoning District for major changes in any upcoming zoning code update.
- Nick hopes to begin that Zoning Code update process after the Growth Management Policy is finalized.

Ron motioned to approve the designs for the CENEX Sign replacement.

Gavin Seconded.

Motion Carried.

5. Design Review of Proposed Solberg Retail Building

Nick presented the façade designs and lot layout for the proposed Solberg retail building. Members need to consider whether the proposed design meets the spirit and intent of the code or might require a variance or other official approval.

Comments were made as to the specificity of the code and its restrictive nature. The proposed siding is used widely in commercial districts. The concept appears to be sufficient and present an acceptable aesthetic. Forcing further processes onto the developer would only cause more issues.

Ron motioned to approve the design of the façade for the Solberg Retail building as it was presented.

Gavin Seconded.

Motion Carried.

6. Growth Management Policy Update Chapter Review

Nick presented the Updated chapters of the Growth Management Policy. Have only 3 chapters left to prepare including a review of the Implementation chapter prepared by KLJ.

Nick would like any questions, comments, or critiques of the chapters. Plans to have a full draft in front of the Planning Board for August meeting.

Members discussed the lack of data on the full 59044 Zip Code. Nick had discussed this option with Forrest and KLJ and he had said that the data set would be very inaccurate for the city and the planning area. The Zip Code is a much larger area than both the city limits and the Laurel planning jurisdiction.

Nick will review the census data and update some tables to show to Planning Board Members.

Members discussed the Recreation chapter. Ron Asked about Riverside Park and what the plans are for that?

Nick can update the chapter to include more information about the recommendations from the Riverside Park Master Plan. Gavin asked if Nick could provide the Riverside Park Master Plan.

- Nick will provide members with copies of the Riverside Park Master Plan and other planning documents from the past few years.
- Nick will also remove Town Square Park from the recreation chapter.

Old Business

Other Items

7. Growth Management Policy Schedule and Timeline

Nick presented the updated schedule for public hearings and meetings.

Ron Benner will tentatively not be available on August 19th for the next scheduled meeting.

Announcements

8. Next Meeting: August 19, 2020

Dan motioned to adjourn the meeting.

Roger seconded.

Motion Carried.

Meeting adjourned at 6:27PM.

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DATES TO REMEMBER