



**MINUTES
CITY OF LAUREL
CITY/COUNTY PLANNING BOARD
WEDNESDAY, MAY 17, 2023
11:00AM
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 11:10am.

Jon Klasna
Roger Giese
Judy Goldsby
Richard Herr
Richard Klose

Absent; Ron Benner, Gavin Williams

Staff, Kurt Markegard
Forrest Sanderson with KLJ Engineering
Jim Stevenson
Forrest Mandeville

General Items

2. Approve Meeting Minutes for March 15 ,2023

The chair gave the board a few minutes to read over the minutes.

Richard Herr moved to approve the minutes and Richard Klose seconded the motion. Motion passed.

New Business

3. Clark Stone Commercial Subdivision

Kurt presented the application for preliminary subdivision plat for a four lot first minor subdivision. The subdivision is just south of Laurel next to the new railroad overpass that the department of transportation just built a few years ago. Kurt went on to explain his findings listed in the staff report and how they had to put in a dry fire hydrant tank that would hold 30,000 gallons of water for fire suppression efforts. Kurt also explained that he had just received all the comments back from the county departments and incorporated that in his staff report. Forrest Mandeville, who represents the owner Jim Stevenson explained more about the subdivision. The owner Jim Stevenson discussed with the board the businesses he would like to attract and discussed the dry hydrant that he was going to be installing.

Jon asked about the access to the lots and Forrest Mandeville said that he has reached out to the Montana Department of Transportation and didn't think there was going to be any issue using the old highway for access. Judy asked if there were going to be any covenants on the lots and Forrest Mandeville indicated that they had some drafted. Richard Klose asked if they had a landscape plan and Forrest said that landscaping would be up to the future lot owners to decide. Jon asked about water and sewer and Forrest said that they are going through DEQ review to put wells and septic on the lots.

Richard Herr made a motion to recommend to the Yellowstone County Commissioners for conditional approval for Clark Stone Commercial Subdivision. Richard Klose seconded the motion. Judy asked for any additional comments from the board and any comments from the public. No comments were received, and Jon called for a question on the motion. All voted in favor of recommending to the County Commissioner conditional approval for Clark Stone Commercial Subdivision.

Old Business

4. Zoning Update

Forrest Sanderson went over the newest updates to the zoning code rewrite and the zoning map that he had brought for the meeting. He asked everyone to gather around the map and he explained the current zoning designation and asked Kurt for clarification of a few properties around town that may have different zoning than what they are supposed to be. The board gave Forrest Sanderson their ideas on what the zoning should be in relation to the adjacent properties.

Kurt will received updated zoning from Forrest and then make copies for the board to read.

5. Growth Management Plan Updates.

Kurt explained that the Laurel City Council has asked that the Planning Board also update the growth management plan so that the growth management plan is uniform between the County and the City. The plan will be renamed "The Growth Plan for the Laurel Planning Jurisdiction." Kurt will start making changes to the plan and get those changes to the Planning Board for consideration in the next few months.

Other Items

No items

Announcements

6. Next Meeting: June 21, 2023 at 11am.

Jon moved to adjourn the meeting and Richard Herr seconded the motion. All were in favor and the meeting was called adjourned by the chair at 12:35 pm.

The City makes reasonable accommodation for any known disability that may interfere with a person's ability to participate in this meeting. Persons needing accommodation must notify the City Clerk's Office to make needed arrangements. To make your request known, please call 406-628-7431, Ext. 2, or write to City Clerk, PO Box 10, Laurel, MT 59044, or present your request at City Hall, 115 West First Street, Laurel, Montana.