



**MINUTES
CITY OF LAUREL
CITY/COUNTY PLANNING BOARD
WEDNESDAY, FEBRUARY 17, 2021
5:35 PM
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 5:35PM

Evan Bruce
Roger Giese
Jon Klasna
Gavin Williams
Dan Koch
Judy Goldsby

General Items

2. Approve Meeting Minutes: January 20, 2021

Dan Motioned to approve the minutes from January 20, 2021

Evan Seconded.

Motion Carried.

3. Public Hearing: Variance Request for 503 Fir Ave

Nick provided the staff report and findings for the Variance request for 503 Fir Ave/1313 E. Main Street.

The Chair called for Proponents.

Zene Johnson – 1908 9th Street West, Billings, 59102. Sister of former owner (passed). Patti (prior owner) previously had wanted to split the lot and spoke with the Planning Department about this item years ago. Brian, Patti's son who inherited the property and his wife have two special needs children. Brian has to spend a lot of time with the children would like to split the lot because he does not want to be a landlord and manage a rental property. The parcel would then be put into the hands of someone able to take care of it. This would allow an owner who is somebody who could appreciate it.

Judy: The owner lives at the 1313 E. Main house?

- Yes he does.

The Chair called for Proponents.

The Chair called for Proponents.

The Chair Called for Opponents.

The Planning Director provided emails from two nearby property owners who object to the variance due to worries about a commercial dog kennel being established on the new lot. The Planning Director explained that these concerns are valid but any commercial kennel would need to go through the Special Review process at Planning Board and Council and would face questioning on its impacts to the neighborhood.

The Chair Called for Opponents.

The Chair Called for Opponents.

Mike, the son of applicant Zene Johnson owns the dogs in question. He plans to move the dogs off premises once the variance request is approved. They have gone through permitting the dogs at the 503 Fir Ave house for now. Mike and his wife are temporarily living at the 503 Fir Ave home in order to remodel the house. Will move out once the variance takes place and the house is rehabilitated. Mike and his wife and dogs will be moving out ASAP.

Evan: Parking for both residences?

There is a garage attached to the 1313 E. Main St. home. Curb cut exists for 503 Fir Ave.

Dan: Would the second lot be buildable?

It already has an existing home that is being renovated.

Judy provided background as to the 503 Fir Ave house that was previously used as a glass shop.

Gavin Motioned to approve the variance with the conditions presented by the Planning Director and additional motion noted on the attached staff report.

Dan Seconded.

Motion Carried.

The Chair closed the Public Hearing.

4. Public Hearing: Zone Change Request for Lots within the Iron Horse Station Subdivision

Nick provided the summary of the situation for Planning Board. Nick provided answers to questions about access and density changes, details about the change.

Jon: What will the parking situation be like?

Most likely will be on-lot, similar to the duplexes.

Members discussed access needs for the abandonment of Short Line Drive. Discussion of the adjacent right of way.

The Chair called for Proponents.

The Chair called for Proponents.

The Chair called for Proponents.

The Chair called for Opponents.

Wilton Olson. Concerned about the density of the new houses as well as the closed nature of the agreement between the developer. Questioned the Planning Director's statement of agreeing with more density within the subdivision and that area of the city.

The Chair called for Opponents.
The Chair called for Opponents.

Gavin motioned to approve the Zone Change for Iron Horse Station Subdivision as presented.
Jon Seconded.
Motion Carried.

New Business

5. Sign Review: Sunlight Properties

Members reviewed the design for the Sunlight Properties sign. Nick provided a color image version of the black and white image provided in the packet.

Gavin motioned to approve the Sunlight Properties sign as designed and presented.
Evan Seconded.
Motion Carried.

Old Business

Other Items

6. Ongoing Projects

Nick provided some details on ongoing projects within Laurel and its Planning and Zoning jurisdiction.

- Cherry Hills 3rd Filing
- Goldberg Sporting Estates
- Dyer PUD – 8th Street
- 8th Avenue
- Burger King Lot
- Zoning Code Update
- Zoning Jurisdiction Expansion

Evan suggested that a new zoning code update include language banning certain refrigerants in new construction.

Dan Wells – Regal Community Park?
No updates on the situation yet.
Nick will follow-up with Dan Wells

Announcements

7. Adjourn Meeting

The Chair adjourned the Meeting at 6:43PM.

8. Next Meeting: March 17, 2021

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DATES TO REMEMBER