

MINUTES
CITY OF LAUREL
CITY/COUNTY PLANNING BOARD
WEDNESDAY, APRIL 20, 2022
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: 5:35 PM

Present:

Ron Benner

Evan Bruce

Dan Koch

Judy Goldsby

Karen Courtney, Kurt Markegard, Forrest Sanderson (City of Laurel)

Absent:

Jon Klasna

Gavin Williams

Roger Giese

General Items

2. Meeting Minutes: March 16, 2022

The Members reviewed the meeting minutes from March 16, 2022.

Dan Koch motioned to approve the minutes

Ron Benner Seconded

Motion Carried 4-0.

New Business

3. Sign Permit Review: MH EBY 1348 East Railroad Street

Karen Courtney presented the details of the sign permit application.

Construction of building has been completed, they have passed final building inspection and fire inspection. They are open for business and paid to have a temporary sign installed.

Application has been reviewed for code compliance and they meet all requirements of Laurel Municipal Code. Staff recommends approval of the sign permit.

Judy Goldsby: What type of a business are they?

Karen Courtney: They sell and service semitrailers. They are located across the street from the rental shop.

Motion to approve by Evan Bruce.

Seconded by Dan Koch

Motion carried 4-0.

4. Miller Minor Subdivision Preliminary Plat Application

Forrest Sanderson presented the details of the Miller Minor Subdivision Preliminary Plat Application.

Miller Minor Subdivision will create one new residential tract. Essentially what we are doing is lifting the agricultural covenant. Parcel was created several years ago with the agricultural exemption.

There are 2 ways in which to lift agricultural restrictions: one is to go through subdivision review, such as the case we are looking at this evening, or to reaggregate the parcel into the parent tract of land.

Lot one is where Ken's current house is located, the lot being proposed there is a building site and room for a septic tank and drain field. Project was reviewed by several county agencies, their comments were received and incorporated into the report. The preliminary plat is on the wall, we have the summary of probable impacts.

Staff recommendation is for the planning board to recommend approval to the Board of County Commissioner subject to the comments that were received from the various county agencies.

Judy Goldsby: From what she had reviewed it appears to be slightly downhill from where the current residence is.

Forrest Sanderson: It is just to the north of the current residence.

Dan Koch: Does an approach need to be built?

Forrest Sanderson: We have the MDT approach for the use. It was included within their submittal packet.

Ron Benner: And it does need to be moved from where it is currently to the north about 100' from where it currently is. Question to Forrest – There is room for septic and drain field on the lot? How do you put drainage on a slope like that?

Forrest Sanderson: Technically it will not go on the slope (referring to the plat on the wall) it would be placed on this flat area of the lot.

Ron Benner: But Ken's house is on that lot.

Forrest Sanderson: No Ken's house is down here (referring to Miller Tract A of the plat). The flat area is right here on the plat. You can see that you have the proposed house, septic, drain field and a replacement drain field locations here. But you are correct that once you move off that area it does get too steep for primary or secondary drain fields.

Ron Benner asked for clarification that the diagram on the plat is not his current house. Forrest clarified that it is not the current house. That is where the confusion came in on Ron's review of the plat.

Ron Benner motioned to approve the subdivision and the changes if necessary.

Evan Bruce seconded the motion.

Ron Benner: Before we take a vote do we have to put a condition on that conditional to the approval of the Department of Transportation? Forrest stated that we already have that. Do we already have the easement through there as well? Forrest deferred to Kurt Markegard.

Kurt Markegard: For water and sewer through that parcel, no we do not. If you were to look off where the water reservoir is, we would probably come up Cove Lane to go out to the airport in public right of way. His understanding is that the special conditions would be the County staff findings and the commissions approval. One comment was that there was already a Miller subdivision, but this is called Miller Minor Subdivision. It wasn't a requirement but was a recommendation to change it.

Ron Benner once again made the motion to approve with the conditions stated by County Staff.

Evan Bruce seconded the motion.

Motion carried 4-0.

Old Business

No old business.

Other Items

Kurt Markegard stated that City Council had approved the Golf Course Annexation and that it is moving forward.

Announcements


5. Next Meeting: May 18, 2022

6. Motion to Adjourn

Motion made by Ron Benner

Seconded by Evan Bruce

Meeting Adjourned at 5:48 PM

A handwritten signature in cursive script, appearing to read "Judy Heldt". The signature is written in black ink and is located at the bottom left of the page.

