



**MINUTES
CITY OF LAUREL
CITY/COUNTY PLANNING BOARD
WEDNESDAY, AUGUST 18, 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.

Jon Klasna
Gavin Williams
Roger Giese
Dan Koch
Judy Goldsby
Nick Altonaga (City of Laurel)

General Items

2. Approve Meeting Minutes: May 19, 2021

The Chair presented the meeting minutes from the May meeting.

Dan motioned to approve the minutes from the meeting from May 19, 2021.

Roger Seconded.

Motion Carried.

3. Approve Meeting Minutes: June 16, 2021

The Chair presented the meeting minutes from the June meeting.

Dan Motioned to approve the minutes from the June 16, 2021, meeting.

Jon Seconded.

Motion Carried.

4. Public Hearing: Bitterroot Grove Townhomes Planned Unit Development

The Planning Director presented the staff report and conditions of approval.

The Chair Called for Proponents.

Forrest Mandeville, Columbus, MT, consulting planner working with the developer Darrell Dyer.

Forrest and the developer approved of the stated conditions of approval. Looks forward to getting the ground broken and getting the project built.

The Chair Called for Proponents.
The Chair Called for Proponents.

The Chair Called for Opponents.
The Chair Called for Opponents.
The Chair Called for Opponents.

The Chair called for any questions or comments from the board.

Planning Director reported the Absent Member Ron Benner's comments on the Application via email.
The Planning Director responded to those concerns and clarified the processes for annexation and PUD approval.

Gavin Motioned to approve the Annexation of NUTTING BROS SUBD, S10, T02 S, R24 E, BLOCK 6, Lots 1 - 12, and NUTTING BROS SUBD, S10, T02 S, R24 E, BLOCK 7, Lots 1 – 12 with the stated staff conditions.
Dan Seconded.
Motion Carried.

Gavin Motioned to approve the Bitterroot Grove Townhomes Planned Unit Development with the stated staff conditions.
Dan Seconded.
Motion Carried.

5. Public Hearing: Chevrolet Sign Variance

The Planning Director presented his staff report on the variance applications and stated staff conditions.

The Chair Called for Proponents.

Ken Fichtner, Laurel Resident, previous owner of the Laurel Chevrolet: Would like to not remove it, would like to have groups come and use it. He would be happy to display local messages. It is a community asset and not just advertising for the business.

The Chair Called for Proponents.
The Chair Called for Proponents.

The Chair Called for Opponents.
The Chair Called for Opponents.
The Chair Called for Opponents.

The Chair called for discussion from the board.

Jon wanted to clarify the location of the sign.

Gavin noted that the time limit for messages should be 30-seconds to be better suited to highway traffic.

Gavin motioned to approve the Chevrolet Sign Variances with the discussed amended condition of approval.

The Chair provided background as to the motion or quick-moving images of the original

Gavin restated that there were no issues.

Gavin Motioned to approve the Laurel Chevrolet Sign Variances with the amended conditions of approval, limit the changing messages to 30-second limit for messages.

Jon Seconded.

Motion Carried.

6. Public Hearing: Preliminary Plat for Cherry Hills Subdivision, 3rd Filing

The Planning Director presented his staff report on the Annexation and Preliminary Plat of Cherry Hills Subdivision, 3rd Filing.

The Chair Called for Proponents.

Marty Gagnon, Engineer at Morrison-Maierle.

Appreciate the Board taking the project into consideration. Would like to review the stated conditions of approval.

The Chair Called for Proponents.

Gerry Neuman, Current owner of the property.

He stated that he bought the property 20 years ago with the goal of development. Was platted and de-platted prior to him buying it. Had development in mind. Larry, the original engineer, reviewed the original plan and calculations.

Was unable to develop the property due to other projects and other things going on. There were some concerns about water pressure with the Elena Subdivision being developed. The City installed a Pump Station after discussions with the Elena developer and himself. Land was given to the City for the Station with future development in mind.

15 years ago he started the platting process, was at DEQ when the market changed (2008 crisis). Gerry would rather go fishing and play golf than tackle this project. Has decided to develop it and sell it.

Relocating the station had been discussed with the City and contracted engineers. Bottom Line: would like to develop it and sell it off so I can go fishing.

It is a great candidate for development. Willing to take any questions.

The Chair Called for Proponents.

Marty Gagnon had questions about #7, #13, #14.

Planning Director provided a reasoning behind the inclusion of the conditions. These can be updated prior to final adoption by City Council.

The Chair Called for Opponents.
The Chair Called for Opponents.
The Chair Called for Opponents.

The Chair Called for Planning Board member questions. There being none, the chair called for a vote.

Gavin Motioned to Approve the Annexation of the Cherry Hills Subdivision, 3rd Filing, with the stated conditions of approval.

Jon Seconded.

Motion Carried.

Gavin Motioned to the Approve the Preliminary Plat of Cherry Hills Subdivison, 3rd Filing with the stated staff conditions.

Dan asked if West Maryland would be continued.

Marty provided additional information. Originally submitted the delineation report to the ACOE. Decided to pull back the scope of the project to this filing, but plan to expand it across the whole property, including a roadway.

Gavin Motioned to the Approve the preliminary plat of Cherry Hills Subdivision 3rd Filing with the stated staff conditions.

Dan Seconded.

Motion Carried.

New Business

7. Special Review: Nemont Telephone Utility in Residential District

The Planning Director presented the staff report and conditions of approval.

Jim Tuell was present at the meeting. He specified that it will be 10x12x10(h) shed. It is a regen site for the fiberoptic line. Project Telephone is bringing a transport line through Columbus, Park City, Laurel, to Billings.

What is the Route?

- Golf Course Road, Cherry Hills property, West Maryland Lane, East along W 12th Street and across to

Can use sight obscuring slats for the fence.

Will have a generator mounted on a pad for the site, as well as Natural Gas connection.

Everything will be flush with the ground besides the utility shed.

Gavin motioned to approve the Special Review for the Project Telephone utility building with the stated staff conditions.

Evan Seconded.

Motion Carried.

8. Sign Review: Yellowstone Bank Sign Upgrade

Nick presented the Yellowstone Bank sign upgrade designs. These are replacing old signs and installation of new faces.

Gavin Motioned to approve the Yellowstone County sign designs.

Evan Seconded.

Motion Carried.

9. Sign Review: Soda Station

Nick presented details on the soda station property signs.

Gerry Neumann, part owner was present for the discussion.

The Site is temporary. He is in negotiations now to build a second building, permanent. To be bigger than the Dominos pizza.

Want the Soda Station to become part of that structure if they are successful.

The Planning Director noted some of his concerns for the site including signage and weeds.

Gerry would like it to be successful and clean the site up and do a big improvement on it.

Gavin Motioned to approve the Signs for Soda Station.

Roger Seconded.

Motion Carried.

Old Business

Other Items

10. Upcoming Projects

Announcements

11. Adjourn

Dan Motioned to Adjourn the meeting.

Roger Seconded.

Motion Carried.

Meeting Adjourned at 7:10pm.

12. Next Meeting: September 22, 2021

The City makes reasonable accommodations 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.

DATES TO REMEMBER