



**MINUTES  
CITY OF LAUREL  
CITY/COUNTY PLANNING BOARD  
THURSDAY, SEPTEMBER 05, 2019  
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.*

**General Items**

1. Roll Call

Meeting called to order at 5:35PM

Evan Bruce  
Roger Giese  
John Klasna  
Ron Benner  
Judy Goldsby  
Nick Altonaga (City of Laurel)

2. Public Hearing: Family Church Sign Variance

The Planner presented a general overview of the variance request.

The Chair read the details of the staff report.

The applicant, Jon Farnes, was not present to discuss the variance request.

Ron Benner raised concerns that the reader-board is located near the ground and may confuse drivers and passing traffic and also that this sign may contain flashing lights which might disrupt nearby residents.

Members discussed the limits of the variance and the possibility of future enhancements which may not be allowed.

Ron Benner motioned to approve the variance to the sign code with the stipulation that the sign shall not have animated action now or in the future.

John klasna seconded.

Motion Carried.

3. Public Hearing: Midway Rentals Variance Request

The City Planner presented the variance request and read the details of the staff report.

Two representatives of the applicant were present (Chuck Hendricks and Kevin Lundin):

Chuck Hendricks  
922 West Bay Drive, Billings, MT

Mr. Hendricks addressed the Planning Board, describing the site and building design. The impact will be low from allowing metal fasteners on the shop portion. A bufferyard will exist but will not be located directly above the sewer line.

The owner would like his equipment to be visible from the Highway. Mr. Hendricks explained that Vinyl fencing is vulnerable and that a secure, stable chain link fence is the best alternative.

General questions were raised by Board Members regarding the color of the buildings, and the installation of a wash-bay for equipment stored on site.

Ron Benner raised the question of if there will be any landscaping on-site if the variances are approved and what livability or beautification measures are put in place?

Mr. Hendricks explained that landscaping shall exist in parking lot and along internal road and along interstate but it will not interfere with the sewer line. There currently is a billboard on-site. The developer expects to take this billboard down upon end of the current lease. Plans will be submitted at a later date for signage.

The Chair calls proponents of the measure:

Art Penny  
1503 E Railroad. Laurel, MT

Mr Penny raised his concerns that the area might become a mess with truck and equipment traffic and the lack of landscaping. Mr. Penny and his neighbors want to ensure the view to the road does not become overly industrial.

Mr. Penny and other community members who were present addressed the Planning Board. Members and the public discussed multiple issues regarding the fence and design options for the site.

Kevin Lundin  
6719 Elder Grove Lane, Billings, MT  
Works with EEC

Mr. Lundin is the other representative of the applicant. He presented the information that there are alternatives to fencing and design that can be discussed. The roof of the Building shall remain standing seam metal which is in compliance with the code. A sight obscuring fence located along the Interstate is null and void due to height of the Interstate versus the height of the property.

A fence will be located along the northern boundary of the property south of the ditch which runs along the. The interior road and parking area located on the parcel shall contain landscape islands and trees and shrubs. Mr. Lundin further explained that the developer can dress up the façade in order to not have the design be a flat industrial look.

Mr. Lundin noted that there are many different options for fences and design along East Railroad St. with a specific mention of a chain link fence with slats or a vinyl fence. Mr. Lundin suggested that that the planning board discuss conditions of approval.

Roger Giese commented that if the developer has not decided on a color for the building siding, it could be chosen to add color and/or design to not be an eyesore.

Ron Benner motioned to approve all three variances under consideration as stated with three conditions:

1. Down-lighting on all light poles
2. Building be made of earth tone colors and aesthetically pleasing design
3. Developer will work with the city and neighboring property owners on the fence decision.

Roger Giese seconded

Motion Carries.

The City Planner presented the Building Plans that accompanied the Variance request and the responsibility of the Planning Board to approve all building plans within the Entry Zoning District.

Roger Giese motioned to approve the plans as submitted and to be given final review by the Building Official.

Evan Bruce seconded.

Motion Carried.

4. Approve Meeting Minutes: April 4, 2019
5. Approve Meeting Minutes: May 2, 2019
6. Approve Meeting Minutes: June 6, 2019
7. Approve Meeting Minutes: July 11, 2019
8. Approve Meeting Minutes: August 1, 2019

Ron Benner motioned to approve all meeting minutes under review.

John Klasna seconded.

Motion Carried.

#### **New Business**

9. Discussion: Laurel Zoning Code Updates

The City Planner presented that he has been investigating the zoning code and that he planned to work on a Zoning Code update next year.

Members discussed that they would like to see a fair and easy to read code that is equitable for those using it.

10. Discussion: Laurel Growth Management Plan

The City Planner presented the fact that he shall be writing a CDBG planning grant to help support the development of the Growth Management Plan.

It is hoped that through the Growth Management Plan process

It is hoped that the planning process will develop a plan that is simplified and easy to use.

Members discussed some issues they find important including the needs of Main Street, upkeep, and maintenance of the city.

## **Old Business**

## **Other Items**

Members discussed the timing of the meeting. It was decided to move the meeting to the Second Wednesday of each month at a new time of 5:30PM.

## **Announcements**

11. Next Meeting: Wednesday October 9<sup>th</sup>, 5:30PM.

Evan Bruce motioned to adjourn the meeting.

Roger Giese seconded.

Motion Carried.

Meeting Adjourned at 6:53PM.

**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**