



Planning Department

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MINUTES

BOARD OF ADJUSTMENT

The Powell County Board of Adjustment held their Bi-Annual Meeting on Thursday, August 15, 2013 at 1 PM.

Members Present: Tom Gilbert, David Mannix, & Shane Olsen

Members Absent: Carlene Armstrong & Nancy Cline

Staff: Brian Bender, & Lewis Smith

Public: None

President Mannix called the meeting to order at 1:20 PM.

Agenda Item #1 – Attendance

Three Members being present established a quorum.

Agenda Item #2 – Approval of the Agenda

The Board approved the agenda as presented.

Agenda Item #3 – Approval of Minutes

Vice President Gilbert moved, with Member Olsen seconding, to approve the January 31, 2013 minutes as presented. The Board approved the motion through a vote of three to zero.

Agenda Item #4 – Public Hearings

None.

Agenda Item #5 – Non-Public Hearing Items

a. Discussion of planning issues and Board operations

The Board of Adjustment discussed the following topics:

1. The commitment by the Planning Board to revise the Growth Policy Plan and Zoning & Development Regulations over the next several months.
2. The members ran through a general summary of possible Ordinance revisions.
3. The need for the County to adopt a new Floodplain Ordinance as advised by FEMA and DNRC and agreed the new Ordinance should have the County Commissioners hear floodplain variances instead of the Board of Adjustment. The Board also discussed possible changes to floodplain permitting especially for agricultural and natural resource uses.
4. The Board agreed it is acceptable for them to hear variance requests to allow residential development on lot sizes smaller than the required size per zoning district standards.
5. The Board examined possible ways the Planning Board could allow residences on lots less than 160-acres in Zoning District #3. The Board acknowledged there is a need to accommodate residential development for families who do not have the means to acquire 160-acres.
6. The Board considered what their responsibility is when a non-conforming use or structure seeks reestablishment.
7. The Board sought clarification of the 2013 appointment the County Commissioners made to the Planning Board. Planning Director Brian Bender explained the Commissioners replaced Sharon Jacobsen with Kenneth Martin.

Agenda Item #6 – Board of Adjustment Comments

President Mannix emphasized the importance of the Planning Board proceeding with the Ordinance revisions.

Agenda Item #7 – Staff Updates

County Attorney, Lewis Smith explained the Planning Board will need to revise the County regulations to make them consistent with changes made by the 2013 Legislature.

Agenda Item #8 – Public Comments

None.

Agenda Item #9 – Announcement of the next meeting

President Mannix acknowledged the next meeting is set for January 16, 2014 at 1 PM.

Agenda Item #10 – Adjourn

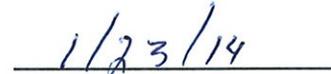
Member Olsen moved, with Vice President Gilbert seconding, to adjourn the meeting. The Board approved the motion through a vote three to zero.

President Mannix declared the meeting adjourned at 2:25 PM.

Respectfully Submitted,
Brian P. Bender, AICP CEP, CFM
Powell County Planning Director



David Mannix, President



Date