



Planning Department

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MINUTES

PLANNING BOARD

The Powell County Planning Board met in a regular session on Thursday, December 5, 2013 at 1 PM.

Members Present: John Hollenback, Rick Hirsch, Tracy Manley, Randy Mannix, Kenneth Martin, Bill Pierce, & Bruce Thomas

Members Absent: John Beck, & Earl Hall

Staff: Brian Bender, & David Corcoran

Public: Steven Hochstetler, Marion Sommers, & David Yoder

President Manley called the meeting to order at 1:02 PM.

Agenda Item #1 – Attendance

Seven Members being present established a quorum.

Agenda Item #2 – Approval of the Agenda

Member Thomas moved, with Member Hollenback seconding, to approve the agenda as presented.

Agenda Item #3 – Approval of Minutes

Member Mannix moved, with Member Martin seconding, to approve the November 7th Minutes as presented. The Board approved the motion through a vote of seven to zero.

Agenda Item #4 – Continued or Tabled Business

a. None.

Agenda Item #5 Public Hearings

a. Schmucker Minor Subdivision

Planning Director Bender summarized the request for the Planning Board and noted the location of the 10-acre lot on the PowerPoint's Mapping exhibit.

Member Mannix asked if irrigation occurs on the 65-acre parcel.

David Yoder replied it is flood irrigated.

Member Mannix asked if there is an easement for the ditch.

Member Hollenback questioned if an easement is necessary if the ditch existed for several decades.

Marion Sommers suggested there is a need for some kind of documentation especially if ownership changes over the years.

Vice President Hirsch noted several recent subdivisions in the south valley where subsequent owners divide the lots and eventually place gates or barriers on irrigation features.

Member Thomas highlighted the placement of the supply line (running south to north) on the Mapping Exhibit.

Member Mannix asked of the septic requirements for the 65-acre lot.

Vice President Hirsch asked if DEQ will need to review if the 10-acre lot is further divided.

Environmental & GIS Technician David Corcoran explained the language that will be included on the COS.

Planning Director confirmed further divisions on the ten-acre lot will require DEQ review.

The Planning Board generally discussed the recent efforts to adjust lot lines in the Gold Creek community.

The Planning Board debated if there is a need to place a condition on a possible motion describing the Board's concern with the accuracy of the survey.

Member Hollenback expressed there is no need to place a condition relating to the survey's accuracy.

Member Hollenback moved, with Member Martin seconding, to forward the proposed subdivision to the County Commissioners with a favorable recommendation and the four conditions listed in the November 25th Staff Report. The Board approved the motion through a vote of six to zero with Member Thomas abstaining due to his business and personal associations with the petitioner.

Agenda Item #6 Non-public Hearing Items

- a. Ovando Cell Tower

Planning Director Bender explained the one-year extension the Planning Board granted expires in January, and if the Board decides to provide a second extension, the action requires a public hearing.

The Planning Board instructed the Director to contact Clearview Tower directly to advise them their one-year extension to their Conditional Use Permit expires in January.

b. GIS Demonstration

Environmental & GIS Technician David Corcoran gave a GIS demonstration for the benefit of the Planning Board.

Agenda Item #7 – Planning Board Comments

None.

Agenda Item #8 – Staff Updates

a. County Attorney

None.

b. Planning Director

None.

c. Other

None.

Agenda Item #9 – Public Comments

None.

Agenda Item #10 – Announcement of the January 9th meeting

The Planning Board set their next meeting for January 9th at 1 PM.

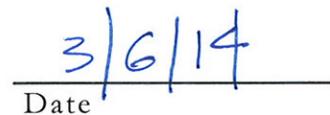
Agenda Item #11 – Adjourn

Member Thomas moved, with Vice President Hirsch seconding, to adjourn the meeting. The Board approved the motion through a vote eight to zero.

President Manley declared the meeting adjourned at 2:51 PM.

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


Tracy Manley, President


Date