



Planning Department

Powell County Planning Department | Missouri Avenue | Suite 101 | Deer Lodge, Montana 59722
406.846.9792 | bbender@powellcountymt.gov

MINUTES

BOARD OF ADJUSTMENT

The Powell County Board of Adjustment held their Annual Meeting on Thursday, January 23, 2014 at 1 PM.

Members Present: Carlene Armstrong, Nancy Cline, Tom Gilbert, David Mannix, & Shane Olsen

Members Absent: None

Staff: Brian Bender, David Corcoran, & Lewis Smith

Public: None

President Mannix called the meeting to order at 1:03 PM.

Agenda Item #1 – Attendance

All five members were present.

Agenda Item #2 – Approval of the Agenda

Vice President Gilbert moved, with Member Armstrong seconding, to approve the agenda as presented. The Board approved the motion through a vote of five to zero.

Agenda Item #3 – Election of Officers

Member Olsen moved, with Member Cline seconding, to retain the existing officers. The Board approved the motion through a vote of five to zero.

Agenda Item #4 – Approval of Minutes

Planning Director Bender summarized the Minutes.

Member Olsen moved, with Vice President Gilbert seconding, to approve the August 15, 2013 minutes as presented. The Board approved the motion through a vote of five to zero.

Agenda Item #5 – Public Hearings

None.

Agenda Item #6 – Non-Public Hearing Items

- a. Review of the amended Board of Adjustment Rules

The Board of Adjustment agreed no changes are necessary.

Agenda Item #7 – Board of Adjustment Comments

President Mannix asked if the Planning Board is willing to review the Regulations relating to residential densities in Zoning District #3.

Planning Director Bender explained the Planning Board intends to review residential densities as well as permitted uses in the towns, and the use of outbuildings for businesses.

Agenda Item #8 – Staff Updates

Planning Director Bender described how Montana Department of Environmental Quality is willing to fund the County's effort to revise portions of the Growth Policy and Regulations relating to the Clark Fork River Superfund. He continued by noting the Planning Department wants to adopt new Floodplain Management Regulations (taken from the State's model ordinance).

Environmental & GIS Technician, David Corcoran explained the project of GPSing infrastructure within the County's right-of-ways. He continued by saying how the project is part of the effort to develop the County's GIS.

County Attorney, Lewis Smith explained his efforts to reconfigure parcels in Ovando as structures and roads are not entirely contained on their respected lots. He noted the results of recent discussions with residents, and the effort to obtain a dedicated a right-of-way for Main Street.

Agenda Item #9 – Public Comments

None.

Agenda Item #10 – Announcement of the next meeting

President Mannix scheduled the next meeting for August 14, 2014 at 1 PM.

Agenda Item #10 – Adjourn

Board of Adjustment agreed through consensus to adjourn.

President Mannix declared the meeting adjourned at 1:39 PM.

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


David Mannix, President

8/14/14
Date