



Planning Department

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MINUTES

BOARD OF ADJUSTMENT

The Powell County Board of Adjustment held their Bi-Annual Meeting on Thursday, August 14, 2014 at 1 PM.

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

Members Absent: Carlene Armstrong

Staff: Brian Bender

Public: None

President Mannix called the meeting to order at 1:04 PM.

Agenda Item #1 – Attendance

Four members being present established a quorum.

Agenda Item #2 – Approval of the Agenda

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

Agenda Item #3 – Approval of Minutes

The Board of Adjustment reviewed the Minutes.

The members found no errors or omissions.

Vice President Gilbert moved, with Member Olsen seconding, to approve the January 23, 2014 minutes as presented. The Board approved the motion through a vote of four to zero.

Agenda Item #4 – Public Hearings

None.

Agenda Item #5 – Non-Public Hearing Items

a. Discussion of planning items

Planning Director Bender summarized the Department's activities since January. He continued by saying the Department's budget is in good shape after being reviewed by the County Commissioners.

Member Olsen noted there is a vacancy in the Department.

Planning Director Bender acknowledged that David Corcoran recently resigned to accept a position with the Department of Commence in Helena. He continued by explaining the County Commissioners agreed to fill position, and notices are currently posted on several professional websites.

Planning Director Bender explained the recent Conditional Use Permit approved by the Planning Board for the applicant to construct and operate a shooting range on a portion of Mastodon Gravel Pit.

President Mannix inquired how much progress has the Planning Board made with revisions to the Growth Policy.

Planning Director Bender explained the Planning Board has reviewed several chapters and has offered comments for staff to consider.

President Mannix questioned if the Planning Board intends to make changes to the lot size requirement for District #3.

Planning Director Bender responded that the Planning Board has not discussed the topic at great length. He continued by saying he anticipates dedicating a whole meeting to the subject in the near future.

The Board of Adjustment generally discussed the influence of District #3's lot size requirement has on the County including Ovando and Helmville.

Member Olsen commented the recent layoff of two Sheriff Deputies may also affect the County's ability to attract development.

Agenda Item #6 – Board of Adjustment Comments

None.

Agenda Item #7 – Staff Updates

None.

Agenda Item #8 – Public Comments

None.

Agenda Item #9 – Announcement of the next meeting

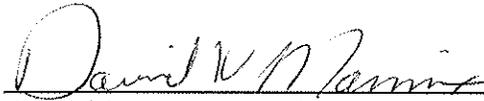
President Mannix scheduled the next meeting for January 15, 2015 at 1 PM.

Agenda Item #10 – Adjourn

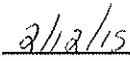
Vice President Gilbert moved, with Member Olsen seconding, to adjourn the meeting. President Mannix accepted the motion followed by the Board approving the motion through a vote of four to zero.

President Mannix declared the meeting adjourned at 1:45 PM.

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



David Mannix, President



Date