



Planning Department

Powell County Planning Department | Missouri Avenue | Suite 101 | Deer Lodge, Montana 59722
406.846.9729 | bbender@powellcountymt.gov

MINUTES

BOARD OF ADJUSTMENT

The Powell County Board of Adjustment held their Bi-Annual Meeting on Thursday, January 29, 2015 at 3 PM.

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

Members Absent: Carlene Armstrong

Staff: Brian Bender, & Lewis Smith

Public: None

President Mannix called the meeting to order at 3:10 PM.

Agenda Item #1 – Attendance

Four members being present established a quorum.

Agenda Item #2 – Approval of the Agenda

The Board of Adjustment by consensus approved the presented agenda.

Agenda Item #3 – Approval of Minutes

The Board of Adjustment reviewed the Minutes.

The members found no errors or omissions.

Member Olsen moved, with Vice President Gilbert seconding, to approve the August 14, 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. Review of the amended Board of Adjustment Rules

Planning Director Bender explained the Board reviews the Rules at their January meeting. He continued by saying he is not proposing any changes.

The Board agreed no changes are necessary.

Agenda Item #6 – Board of Adjustment Comments

County Attorney Smith described the recent item before the Planning Board, and how their decision removed the ability of the owners to place a residence without a first getting a variance.

Planning Director Bender provided additional information regarding the case as it stemmed from a Family Conveyance.

The Board discussed the outcome of the decision and how a possible variance may be come before them.

County Attorney Smith explained the legal consequences of the County's action. He continued by noting he advised the Planning Board it is beyond their responsibility to directly inform adjacent property owners of how a planning decision may influence the rights associated with their property.

President Mannix asked if the Department found a replacement for David Corcoran.

Planning Director Bender confirmed the County hired Ricki Bauer as the GIS Analyst. He continued by offering a brief description of Ms. Bauer's credentials and recent professional experiences.

Agenda Item #7 – Staff Updates

a. Growth Policy Update

Planning Director Bender described the recent events with the update including the agreement with Headwaters RC&D to have their planner to assist with the update.

President Mannix asked how much involvement will this individual have the process.

Planning Director Bender explained Joe Willauer will update certain portions of the document and help facilitate public meetings.

The Board asked if the Planning Board intends to obtain comments from residents especially in the north end.

Planning Director acknowledged the Planning Board is aware to obtain comments as well as use the meetings to explain existing Ordinance provisions as a means to clear-up some misconceptions.

The Board discussed the 160-acre lot requirement in Zoning District #3. With the Board, agreeing there will be a good amount of public comments on possible revisions.

Planning Director Bender explained other items the Planning Board needs to look at including how to direct growth to the towns, and how to permit commercial uses on residential lots.

Agenda Item #8 – Public Comments

None.

Agenda Item #9 – Announcement of the next meeting

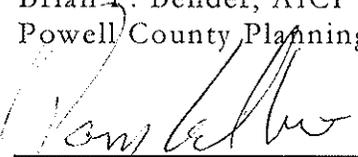
President Mannix scheduled the next meeting for August 5, 2015 at 1 PM.

Agenda Item #10 – Adjourn

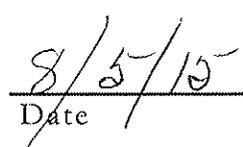
Vice President Gilbert moved, with Member Cline seconding, to adjourn the meeting. President Mannix accepted the motion followed by the Board approving the motion through a vote of four to zero.

President Mannix declared the meeting adjourned at 4:04 PM.

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



Tom Gilbert, Vice President



Date