



# Planning Department

Powell County Planning Department 409 Missouri Ave., Suite 114  
Deer Lodge, Montana 59722 406.846-9795 [planning@powellcountymt.gov](mailto:planning@powellcountymt.gov)

## MINUTES PLANNING BOARD

The Powell County Planning Board met in a regular session on Thursday, June 11, 2020 at 1 PM.

**Members Present:** Bill Pierce, Earl Hall, Justin Williams, Randy Mannix, Tracy Manley, John Hollenback, Rick Hirsch, John Beck, John Wagner

**Members Absent:** None

**Staff:** Jerry Grebenc (Interim Planner), Kathryn McEnery

**Public:** James and Norma Bauer

**President Hirsch called the regular meeting to order at 1:05 PM.**

### **Agenda Item #1 – Attendance**

With nine members being present, a quorum was established.

### **Agenda Item #2 Approval of Agenda**

The Board made no changes to the Agenda and approved with a motion by Member Mannix that was seconded by Member Pierce.

### **Agenda Item #3 – Approval of Minutes**

Member Hollenback motioned to approve the February 2020 minutes as submitted. Member Manley seconded the motion and the Board voted nine to zero to approve the Minutes.

### **Agenda Item #4 – Non-Public Hearings**

#### **Bauer Boundary Line Relocation - Ovando**

Mr. Grebenc presented the overview of the request from the Bauer family to complete a boundary line relocation in order to create a smaller residential lot adjacent Highway 200 and Boottree Road. Mr. Grebenc explained in detail the proposed certificate of survey (COS) in relation to the Bauer's property ownership. He also explained the challenges that the Bauer's have faced with the project including:

- Departure of Carl Hamming as County Planner.
- Delay in Planning Board review of the project due to the restrictions caused by Covid-19.
- Changes to the original COS that the Bauer's were unaware of until they received a copy of the Planning Board packet.

Mr. Grebenc further explained that the packet provided to the Planning Board contained a version of the COS that did not reflect what the Bauer's had originally discussed with Mr. Hamming. Mr. Grebenc explained that the COS was changed after the County's Examining Land Surveyor asked the Bauer's surveyor to make changes. Again, the Bauer's were unaware of the changes until they received the Planning Board packet.

All members of the Board asked Mr. Grebenc questions regarding the proposal. The Bauer's were then provided an opportunity to explain the project and to discuss the challenges they had faced. The Board then discussed the differences and similarities between the original COS and the COS that the Board had received in its packet. The Board expressed its support for the original COS as it would achieve what the Bauer's wanted and it better reflected the spirit of the 160-acre zoning. Ultimately Board President Hirsch asked the Bauer's if they would prefer to have the COS completed as originally discussed with Mr. Hamming. The Bauer's indicated in the affirmative.

Member Manley made a motion that the proposed boundary line relocation as originally discussed with Carl Hamming was not an attempt to evade subdivision review. Member Mannix seconded the motion. The Board voted nine (9) to zero to approve the relocation, with conditions, as requested by the Bauer family.

**Agenda Item #6 – Continued or Tabled Business**

**FC Criteria**

President Hirsch asked about the status of the updated Family Conveyance criteria that the Board had reviewed. Mr. Grebenc said he was unsure and that he would look into it and provide the Board with an update at the next meeting.

**Agenda Item #7 – Planning Board Comments**

Member Manley discussed the construction of cabins along Highway 141. No development certificates had been applied for by the property owner as of the Board meeting.

Member Hollenback discussed work that is proposed to take place at the Spotted Dog WMA.

Member Wagner asked about mileage reimbursement forms and Mr. Grebenc apologized and indicated that he did not have forms for the Board but would either mail them or provide them at the July meeting.

**Agenda Item #8 – Staff Comments**

None

**Agenda Item #9 – Public Comments**

None

**Agenda Item #10 – Announcement of the February Meeting**

President Hirsch announced the Planning Board would hold their next meeting on July 9th at 1 PM.

**Agenda Item #11 – Adjourn**

President Hirsch adjourned the meeting at 2:15 PM.

Respectfully Submitted,  
Jerry Grebenc  
Interim Powell County Planning Director

/S/President Rick Hirsch

Date