

City of Deer Lodge Planning Board

MINUTES

**Of Regular Meeting
Monday, August 1, 2016
12:00 p.m.
City Council Chambers**

Members Present: Dave Austin, Allen Walters, Dan Sager, Caleb Burton, Julie Schroder

Members Absent: Kathy Bair

Mayor: Zane A. Cozby

Secretary: Jill Garland

Guests: Brian Bender, Jim Decker, Heather Gregory, Dan Green, Sid Pelson, Robert Pelson, Bernard Mues

1. Chairman Allen Walters called the meeting to order at 12:00 p.m.

2. The Pledge of Allegiance was recited.

3. APPROVAL OF MINUTES

Caleb Burton made a motion to accept July 6, 2016 minutes, seconded by Dan Sager for a 4-0 vote.

4. REPORTS

- a. Caleb Burton reported that they meet July 28th and discussed the Main St. master plan and will be presenting it to Chambers After Hours to get their feedback. They approved the municipal zoning code changes to the Board of Adjustments and will talk about it later on the agenda. They will be getting a central park plan from Brian Bender the new CAO, to present to DEQ as they can assist with the dirt work. The plans will go through the planning board and then to council. Brian Bender is no longer on the committee and a new councilperson will take that opening.
- b. Julie Schroder reported that they will be working on the demo derby and fair events. They have two positions open.

5. OLD BUSINESS

- a. Sid Pelson presented the Board with a site plan, addressing parking and landscaping as requested. The plan design is currently 180 degrees off and he will get a new one sent to Brian Bender. However, the Board was able to get an overall idea of how the compounds will set and his son explained this will be a 4-5 year plan. One will be handicap accessible with housing on the top level for younger dwellers. They are working on trying to get it demoed and would like any assistance from the City to help with the costs. Mr. Bender brought up a setback issue. The set back will be 5ft on the Missouri/entrance side and 15ft on the side yard of Second St. A motion to accept Mr. Pelson's site plans with amendments as discussed (180 degree turn and setbacks) was made by Caleb Burton and seconded by Dave Austin for a 4-0 vote.
- b. Dan Green provided information on how to address the mobile home issue in town. He recommends being very specific on how the City rewrites the guidelines. Such as, pitched roof, axel/tongue removal, roof materials, siding, skirting and how it sits on the lot. If you don't people will do the bare minimum and as it states now the City follows the HUD restriction of 1976 trailer age. Mr. Burton suggests raising the age to 1994, as it was adopted in Butte when new restrictions came into place. He also suggests that a sub-committee gets together to work with Mr. Bender to come up with a list of restrictions to present to the Board at the next meeting.

6. NEW BUSINESS

- a. Mr. Burton presented the Board with new code changes to the BOA. It covers several areas that are not in compliance with MCA, addition of an alternate member, staggered terms, bi-laws, quarterly meeting, appeal process, application process, fees, fact findings and limitation of powers. We will have to hold a public meeting and should be able to hold it at our Sept.6 meeting, explained Burton.
- b. Brian Bender explained the importance of a DEQ superfund overlay district. The current restrictions are out dated and we need to refine it assist property owners and areas that have been affected by the remediation. Mr. Bender recommends bringing in a consultant to write up regulation and then have the Board adopt them as zoning ordinances. He also recommends that the state pays for them. A motion made by Caleb Burton to request that the CAO pursues a consultant and talks with DEQ to a superfund overlay district established was seconded by Julie Schroder for a 4-0 vote.
- c. Caleb Burton explained that Land Solutions is going to assist the Board with the annexation process involving the city park area and as discussed previously we will be working on a park plan to provide DEQ.

7. PUBLIC COMMENT

Bernard Mues commented that Dan Green stated a 15ft setback requirement for his lot on Main St. and he is not happy with that finding. After looking in section 5, page 49, Main St. has no setbacks.

8. NEXT REGULAR MEETING.

- a. September 6, 2016

9. ADJOURNMENT

- a. A motion to adjourn at 12:55 p.m. was made by Chairman Walters

Allen Walters, Chairman

Attest: _____

Jill Garland, Secretary