

FALLON COUNTY PLANNING BOARD MEETING

MONDAY, AUGUST 29, 2011

FALLON COUNTY COURTHOUSE

FALLON COUNTY PLANNING DEPARTMENT

Members Present: Jessica Dinardi – Planner, Mary Grube – Secretary, Steve Zachmann – President, Randy Hoenke – Vice-President, Roy Rost, Pat Hanley, and Andy Hepperle.

7:05 PM: Meeting called to order, and it was noted that a Quorum was present. The minutes from the July meeting were approved as read.

7:10 PM, New Business and Public Comment: No public comment. Jessica gave an update on the Jim Reetz setback. The city approved it based on appearance. Steve would like to invite the city council to a Planning Board Meeting as he feels that with the new member they may not be aware of the amount of work that the Planning Board puts into their decisions, this would also give them an idea of what the Planning Board does. He also said that The Planning Board asked to permanently be placed on the City Council's agenda on a regular basis. Steve informed the Board that he had discussed with Mayor Hornung the possibility of revisiting this issue.

Jessica passed around the Plat Status Report, stating that the only thing she had was from TransCanada regarding a Utility Site. This site is a load and unload station site.

Jessica informed the Board of two phone calls that have come into the office regarding trailer parks; one North of town which would be a minor subdivision, with five sites and the other being south of town which would be a Major Subdivision, with 20 sites. She also stated that west of town a Minor Subdivision will be going in. She said that this is just the start and she was certain we will be getting many more from here.

Steve had said that he received a call in the middle of last week about Billy Rost wanting to put trailer houses beside his shop northeast of town. Jessica stated that she is almost certain this is either in the flood plain or floodway. She said that the house directly across from that area is in the flood plain. She said that if they come in, the Planner's office can certainly look at the maps and see what can be done and what permits might be required.

7:45 PM, Old Business: Next on the Agenda was the Ordinance Change on 50' Corner Lots. In looking at the City Map, Steve said that there are several 50' Corner lots, and he said he was uncertain who has available lots. He also stated that one of the individuals who wanted to do this have decided against it and to put a modular home on the lot. Jessica stated that she felt as a Planning Board we need to take a look at these on a case by case basis. Randy agreed. Steve felt if the ordinance was changed it would be more convenient for the next person wanting to do something like that. He stated there could be a chance that one variance is approved for a duplex but the next one might not be approved. Jessica questioned how many people would want to build duplexes on these lots. Steve said that it would be a good way to clean up the lots, and there were three 50' corner lots in his neighborhood alone that would be good for that. Jessica reiterated the importance of looking at these codes on a case by case basis as a Planning Board, and making decisions based on living conditions, community needs, etc.

Randy stated he would like to wait and see if anyone else comes forward first. Roy made a motion to table the ordinance change on 50' corner lots until public interest arises regarding this change. Randy seconded the motion and it carried.

8:00 PM, Growth Policy Update: Jessica informed the board that the bid to contract for the Growth Policy was put in the paper last week and must run for three weeks. Roy asked if this was in the budget, and she stated that the commission will fund this project, and the estimated cost would be \$55,000.00. She also stated that we need to update our subdivision regulations, as there have been many changes since 2008. She also said that she's received three calls from people interested in attending the Growth Policy meetings.

8:10 PM: Jessica informed the board of the Vision Dinner Thursday, September 1st at 6:00 p.m. Steve said they have very good speakers lined up to give the city and county direction in light of the upcoming growth in the community. He said that they recognize the housing issues in Eastern Montana and are willing to give suggestions in this area. He said that something that Baker does not need is the hotel and dormitory type housing that Williston has succumbed to. Both Jessica and Steve feel it is important everyone attend this meeting. Roy made a motion to adjourn the meeting and Andy seconded it. Meeting adjourned. The next Planning Board Meeting will be held on September 26, 2011.

Respectfully Submitted;

Steve Zachmann
Planning Board President

SZ/meg