



**MINUTES
CITY OF LAUREL
CITY/COUNTY PLANNING BOARD
WEDNESDAY, DECEMBER 16, 2020**

5:35 PM

ONLINE - JOIN WITH:

**[HTTPS://US02WEB.ZOOM.US/J/89615296211?PWD=RJLEEKM4DXRRS1Y3
EUFTUJLLY2R0UT09](https://us02web.zoom.us/j/89615296211?pwd=RJLEEKM4DXRRS1Y3EUFTUJLLY2R0UT09)**

Public Input: *Citizens may address the committee regarding any item of business that is not on the agenda. The duration for an individual speaking under Public Input is limited to three minutes. While all comments are welcome, the committee will not take action on any item not on the agenda.*

1. Roll Call

The Chair called the meeting to order at 5:38pm.

Dan Koch
Kon Klasna
Ron Benner
Gavin Williams
Judy Goldsby
Nick Altonaga (City of Laurel)

General Items

2. Approve Meeting Minutes: October 21, 2020

The Chair moved the Minutes to the front of the agenda. (previously 3rd on the agenda)

Members reviewed the Minutes from October 21, 2020.

Jon Motioned to accept the minutes as written
Ron Seconded.
Motion Carried.

3. Public Hearing: Conditional Land Use Permit - Soda Station

Nick read through the staff report, presenting the situation and staff findings. The Applicant was not present at the public hearing.

Planning Board Members discussed the Conditional Land Use Permit.

Ron Benner:

Traffic flow doesn't make much sense due to the location of the kiosk. Which side of the barrier is it on? This could be a big traffic problem due to pedestrian traffic. May create a hazard due to the direction of traffic.

There is a barrier between Dominos and Ricci's so there could be an issue.

Members discussed how a more central location on the rear lot would allow for easier turn-around and flow.

Members raised concerns regarding the lack of water/wastewater services. It is an unfair business advantage due to lack of full taxes paid to the city. Kiosks do not have the same costs as brick-and-mortar stores and businesses.

Biggest concern is traffic. Can't see a way to get the traffic to work.

Gavin Williams: Do not think it is our job to be traffic police.

Jon Klasna: Can we put a time limit on the length of use of a kiosk?

We can place conditions on the Conditional Land Use permit. This can include some of our concerns including:

- Applicant must utilize city waste hauling services.
- Applicant must create an agreement with nearby property for bathroom services.

Jon: Possibly set the kiosk off a lane width from the alleyway and create a turn-around area.

Dan Koch: The applicant is using everyone else's accesses to get to the stand.

Nick: We could set a time limit for the use, possibly one year.

Ron: Anticipate that there definitely will be walk ups to the stand.

Jon: Are they going to build it on site, or have it be pre-fabricated?

Ron: Suggests we postpone a recommendation to City council until the Applicant can attend the meeting and answer some questions.

Members discussed the property owners nearby.

The Chair closed the public hearing.

Ron Motioned to table the item until such time that the applicant can attend to answer additional questions.

Dan Seconded.

Jon, Dan, Ron, Judy voted in favor.

Gavin voted in opposition.

Motion Carried.

New Business

4. Sign Review - Fiesta Mexicana

Nick presented the item.

Jon was concerned about the location of the sign.

Gavin made a motion to approve the Sign Replacement for Fiesta Mexicana
Ron Seconded.
Motion Carried.

5. Chevrolet Sign Replacement

Nick Presented the Chevrolet Sign relocation. Provided background history. Judy provided additional background from her time on the Board. Nick suggested that the Electronic Message sign be shut down until such time that a variance can be applied for.

Gavin: Could we find another way to shut down the sign? We don't need the kind of optics that businesses are going out of businesses. Would like to give a softer answer, possibly develop a timeframe.

Members discussed the relocation and the possibility of a variance being applied for.

Gavin Motioned to approve the sign relocation with the condition that Chevrolet will apply for a variance for the current Electronic Message Board sign within 6 months and accept the ruling or shut the electronic message board sign down.

Jon Seconded.
Motion Carried.

Old Business

6. Goldberg Sporting Estates Subdivision

Nick provided an update on the Goldberg Sporting Estates Subdivision, including background for Gavin who was not present at the public hearing in October. Nick suggested a motion to deny Goldberg Sporting Estates Subdivision as presented due to a denial of variances by City Council.

Members discussed the situation and how it can move forward positively. Nick provided information on the Subdivision regulations and timelines for review.

Ron Motioned to have the Planner and City Staff communicate to the developer that the current design is ineligible, and a resubmittal of an updated subdivision design is required.

Dan Seconded.
Motion Carried.

Other Items

7. Upcoming Projects Discussion

Nick provided a brief update on projects that are under discussion.

Announcements

8. Next Meeting: January 20, 2020

9. Adjourn

Ron Motioned to adjourn.

Dan Seconded.

Motion Carried.

Meeting adjourned at 7:14pm.

The City makes reasonable accommodations for any known disability that may interfere with a person's ability to participate in this meeting. Persons needing accommodation must notify the City Clerk's Office to make needed arrangements. To make your request known, please call 406-628-7431, Ext. 2, or write to City Clerk, PO Box 10, Laurel, MT 59044, or present your request at City Hall, 115 West First Street, Laurel, Montana.

DATES TO REMEMBER