



**MINUTES
CITY OF LAUREL
CITY/COUNTY PLANNING BOARD
WEDNESDAY, FEBRUARY 26, 2020
5:35 PM
LAUREL CITY COUNCIL CHAMBERS**

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.*

General Items

1. Roll Call

Chair called the meeting to order at 5:35PM

Jon Klasna

Ron Benner

Evan Bruce

Roger Giese

Karl Dan Koch

Judy Goldsby

Nick Altonaga (City of Laurel).

2. Public Hearing: Laurel Trading Post Variances

Planning Director Altonaga presented the variance packet and went through the staff report. Representatives of the applicant were present to discuss the variance.

Chuck Henrichs, 720 Lohwest Lane, Billings, MT
(Designers and developer working with Greg and Allison Haux).

Chuck presented the case for the variances. The rustic aesthetic desired through the Community Entryway Overlay District is maintained by the design, while providing some flexibility. The intent of the code is met without utilizing the more expensive concealed fastener materials and fencing specified in the code.

In regards to the SE 4th Street Overlay District code, the applicant has worked to provide alternatives that meet the intent of the code

Ron: Staff report mentions barbed wire fencing?

Chuck Hendrichs provided answers:

- There is non-sight obscuring fencing already existing along the perimeter
- Existing chain link and some barbed wire fencing will remain along the west side of the property (boundary with Fiberglass structures)
- Chain link fencing exists along the East side of property.

Ron: What landscaping will be done? Will the bufferyard be tall unmaintained grass and weeds?

Chuck Hendrichs provided answers:

- Landscaping will be maintained grass
- Trees will be planted on north side of the property and in parking area.

Overall, the applicant has 150 trailers that he wants visible to market to the travelling public.

Have opted for boulder pit underground to not have a gravel pit along the interstate.

- French drain style
- Will be much more visibly appealing

Dan: What are the fire protection device locations? Fire Hydrants?

Chuck Hendrichs provided an answer:

- Applicant will be extending a hydrant leg down from East Railroad St.
- Dead end line: 6" water line.

Planning Director Altonaga clarified that the SE 4th St Overlay District variance for 17.26.060.A is unnecessary due to the property not being located along SE 4th St. as is noted as a requirement in 17.26.060.B. This was discussed at the variance meeting but was a minor point of confusion with all the other code questions happening. This variance is unnecessary and not needed for the project to move forward.

Kevin Lundin – EEC Inc.
720 Lohwest Lane, Billings, MT

The current plan is to have building mounted lighting with conduits installed to prepare for future lighting additions.

Mr. Lundin was going to clarify the code about the SE 4th 40% requirement but the Planning Director already made it.

We don't know who will be developing on the property east of the site, but the plan is to leave the current barbed wire and chain-link fence and negotiate what fence to put in at that time.

Lighting at the site will be adjusted downlights. Kevin asked if the Planning Director could specify more as it moves forward.

Planning Director Altonaga reviewed the Community Entryway Zoning and found that it does not contain requirements for wall-mounted lighting.

Kevin noted that the façade is made to mimic the western rustic appeal. The colors will not be as bright and vivid as the conceptual drawings. EEC worked to keep with the intent of the code with their design for the site.

Planning Director Altonaga presented his suggested conditions of approval in the staff report – straightforward conditions for approval.

Roger: Question about curbing and landscaping.

Kevin provided an answer:

- Will have curbing in place and gravel on most of the lot

Chair called for any proponents of the variance

Greg Haux, 620 SE 4th St. Owner of Laurel Trading Post (Business currently located)

Daughter Allison also present

Point out that merchandise like tires and metals will be out of sight of the interstate. And not visible from the east side of building. The only thing publicly visible will be trailers, carts, and similar storage devices. Wanted to follow-through with the letter of the law so things were done properly. Have been operating the business for 30 years and is looking to turn it over to the next generation.

Chair asked for additional proponents two times.

Chair asked for any opponents three times.

No opponents came forward.

Jon motioned to approve the variance with suggested staff conditions

Ron seconded.

Ron mentioned that if we have these standards in place, we either need to update them or do away with them so these issues do not need to keep being brought up. DO not want to have to see a variance for every development that goes in along the interstate.

Chair called a vote to approve the variance requests with the suggested staff conditions.

Unanimous vote in favor (7-0).

Motion Carried.

3. Approve Meeting Minutes: February 12, 2020

Members reviewed the meeting minutes from February 12, 2020.

Ron motioned to accept the minutes from February 12, 2020 as presented.

Roger seconded.

Motion Carried.

New Business

4. Review Building Plans: Laurel Trading Post

Planning Director Altonaga presented the Laurel Trading Post and the need to approve building plans as per the Community Entry Zoning District requirements.

Ron makes motion to approve plans as stated.

Evan seconded.

Motion Carried.

5. Review Building Plans: Wendy's, S. 1st Avenue

Planning Director Altonaga presented the plans for the proposed Wendy's of S. 1st Avenue and the need to approve building plans as per the Community Entryway Zoning District requirements.

Planning Director Altonaga explained how there was an ongoing discussion with Wentana on some issues but they were being addressed (building siding, landscaping, pedestrian access). Director will be providing the developer a description of the necessary pedestrian pathway to be made.

A staff member from the project team was present to discuss the building plans.

Mike Tracy, Wentana
210 Overland Avenue Billings, MT

A Traffic Study has been completed to support the project. Planning Director reported that it was done as per MDT specifications and fulfilled all current needs.

Members discussed the routes into the parcel and general ingress and egress. There are reciprocal access easements present. There are technically 4 ways in and out: S. 1st Ave next to Beartooth Grill, SE4th near Taco Bell, Alleyway between Cenex and Taco Bell, and Access between IGA lot.

Ron motioned to approve the plans as submitted with the addition of a designated pedestrian route.
Jon seconded
Motion carried.

The Planning Director and Chair called up Wayne Fjare, the new Director of Facilities for Laurel School District, to speak. He was present to introduce himself as the new facilities director and especially with the new land purchase having taken place. Wayne took questions from the board members.

What are the plans for developing on the lot?

- There will be some necessary steps to get the lot ready to be moved into the city and built on.
- The planned location for grades 3-5.

Dan – Will have to build a road and bridge.

Dan – Can we tear down the old middle school (the Admin building)?

- Options have been looked at.
- School District has many deficient structures which need replacement and repair.
- South School has a bad location due to RR tracks and is a candidate for relocation. Has boiler issues and some other issues.

6. Discussion: Growth Management Policy Chapter 6 - Land Use

Nick presented Chapter 6 and provided a brief summary of what was added and its contents. Members discussed downtown land use and how greenways and parks can be installed.

Old Business

7. Discussion: Growth Management Policy Chapters 1, 3, 4, and 5

Planning Director Altonaga noted that all these chapters have been sent to KLJ for review and comment and clean up. A list of needed maps and graphics will be sent to KLJ to help support the Land Use and Future Land Use chapters.

Other Items

Members discussed the sale of Rimrock Chevrolet and the Burger King property.

8. Growth Management Policy Schedule

Announcements

9. Next Meeting: March 25, 2020

Meeting Adjourned at 6:59PM.

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