PLANNING BOARD MEETING

REGULAR MEETING PUBLIC MEETING

April 28, 2021

City Hall & via GoTo Meeting

**Members Attending:** Sandy Conlee, Al Bloomer, Paulette Richter, Susan Foisy, Jeff DiBenedetto, David Westwood, Warene Wall

**Members Absent:**

**Staff:** James Caniglia, Courtney Long

**Public**: 7

**Meeting Called to Order at 5:30 PM.**

**Roll Call:**

|  |  |  |  |
| --- | --- | --- | --- |
| Foisy | Present | DiBenedetto | Present |
| Bloomer | Present | Richter | Present |
| Wall | Present | President | Present |
| Westwood | Present |  |  |

**Motion to Approve Minutes:**

No minutes to approve

* 1. **New Business: Public Hearing for Design Review for a residential home in the Commercial Mixed Use (C-2) Zoning District**

Caniglia: *presents overview of design*

Conlee- *qualifies the board*

-The item has been duly noticed.

-The item has been posted at City Hall, the Post Office, and email notice was sent to members of the City of Red Lodge Google Group.

-No member of the Planning Board has a conflict of interest.

-No ex parte communication.

Conlee- May we have the staff report on behalf of the City?

Caniglia- *presents staff report*

Conlee- May we have the report from the applicant?

Micah Hoffman- *presents applicant report. Asks for clarification of understory tree.*

Caniglia- *Explains and confirms clarified in Zoning Regulations*

Conlee- Are there any questions from the Board?

Westwood- (to James) I know the agenda we received has the wrong Design Review, was this corrected in enough time for the notice of the Public Hearing?

Caniglia- Yes.

Richter- I have a question about how you will soundproof between the units?

Conlee- Is there sewage and water currently available?

Caniglia- Technically, yes, but it is not easily accessible. More accessible water and sewage will become available.

Bloomer- *asks for height and parking clarifications. Parking will be in rear.* Have you heard from the neighbors?

Caniglia- I have heard from one, who may be on the call today, she is also putting in application and was interested in the process.

DiBenedetto- *asks for siding clarification*

Hoffman- It’s a diamond coat LP siding which is practically maintenance free

*Discussion over landscaping. Some board members feel the language is confusing. Hoffman doesn’t know which landscaping option they will choose yet. Board asks how landscaping is enforced.*

Caniglia- *Explains that the landscaping must be completed before a Certificate of Occupancy is issued. Explain math of why the Design Review number of trees is greater than Zoning Regulations. Essentially, property is slightly over square footage leading to additional tree.*

Bloomer- Does the applicant understand this?

Hoffman- Yes.

Westwood- What is the process for getting an extension on the permit and have we ever denied an extension?

*Discussion over process to apply for an extension. Conlee asks if pouring the foundation would count. Caniglia says yes but does not want to encourage it.*

**Public Hearing Opened**

No public or written comments.

Conlee- (to James) Can you clarify the new language regarding artifacts?

Caniglia- I worked on this with Deb Hronek. This is standard language and is more generic. Essentially if something is found, they should contact the Historic Preservation Society.

**Public Hearing Closes**

**Motion to Approve:**

Bloomer motions to adopt Staff Report DR 2021-04 as a finding of fact. Westwood seconds.

Roll Call Vote:

|  |  |  |  |
| --- | --- | --- | --- |
| Foisy | Yes | DiBenedetto | Yes |
| Bloomer | Yes | Richter | Yes |
| Wall | Yes | President | Yes |
| Westwood | Yes |  |  |

*Motion Passes.*

**Motion to Approve:**

Bloomer: I move to approve the Design Review Permit RLDR 21-03 to allow for the construction of a new home within the Red Lodge Commercial Mixed Use Zoning District with the inclusion of seven conditions of approval as documented in the staff report. Westwood seconds.

Roll Call Vote:

|  |  |  |  |
| --- | --- | --- | --- |
| Foisy | Yes | DiBenedetto | Yes |
| Bloomer | Yes | Richter | Yes |
| Wall | Yes | President | Yes |
| Westwood | Yes |  |  |

Motions passes 7-0.

* 1. **New Business: Zoning Regulation Updates- 4.4.0 Standards for Specific Uses**

1. No written correspondence or staff communication.
2. No other business

**Meeting Adjourned at 7:30 pm**

Respectfully Submitted,

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James Caniglia Sandy Conlee, President

**Staff Recommendation / Suggested form of motion:**

A. I move to adopt Staff Report DR 2021-04 as finding of fact.

B. I move to approve the Design Review Permit for RLDR 21-04 to allow for the construction of a new home located at Section 27, Township 07 South, Range 20 East, Track 8, Block 85, Red Lodge Original Townsite, Carbon County, Montana.

1. That the use, operation and development of the property be in accordance with the plans, specifications and documents submitted for review except as modified by these conditions.

2. That the developer shall obtain a building permit from the City of Red Lodge and comply with any/all requirements including obtaining a certificate of occupancy prior to opening or conducting any of the activities discussed in the application.

3. That all lighting associated with the project shall be installed at a 90º cutoff, shielded and directed downward onto the property. The use of Mercury Vapor Lamps for lighting is expressly prohibited. Lighting shall not create off-site glare.

4. The construction shall be compatible to the historic architecture of Red Lodge.

5. The applicant has one year after approval of Design Review to commence construction on the project.

6. If artifacts are uncovered during the excavation process the Carbon County Historic Preservation Officer is to be contacted.

7. A minimum of five understory trees or one overstory and one understory tree is required for the property. Acceptable tree species can be found in the 2018 Red Lodge Urban Forestry Management Plan. Trees shall be planted before a certificate of occupancy is given for the property.