

Miles City
City Planning Board

City Hall
P.O. Box 910
Miles City, Montana 59301
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MEETING MINUTES

August 23, 2011
5:15 pm

Call to Order: The City Planning Board met in the Conference Room for its regular monthly meeting. Board President, John Kuntz, called the meeting to order at 5:15 pm. He introduced the new Planner, Dianna Broadie and requested a roll call. Members present were John Kuntz, Muriel Rost, Paul Helland, Arvid Ronning, Amorette Allison, and Dennis Bakken. Others present were Dennis Hirsch, Jenny Sloan, and Mary Elizabeth Irion. Dianna Larson served as board secretary. Kuntz noted a quorum was present.

Approval of Minutes: Kuntz called for approval of the minutes from the February 15, 2011 meeting. They were not included in the agenda and was deferred until the next meeting.

Citizen/Visitor Request: Jenny Sloan with CWG Architects for Sleep Inn.

New Business: Sleep Inn Site Plan Review - Board President Kuntz asked Ms Sloan to explain the Sleep Inn proposal. She distributed a photo of the proposed Sleep Inn. This will be a 90 room motel with 2 conference rooms. There will be 14% landscaping that will consist of native plants. The motel will accommodate both truckers and tourists. The back part of the lot will be fenced with gates for the truckers to use. Planner Broadie gave her findings of fact. She presented the existing site plan and parking configuration. Broadie did have concerns over the access and the tall utility vaults that exists. After some investigation she felt there was enough separation, for approval. She explained where the trash enclosure was located and has asked for an agreement or easement since it is located off site. Drainage will go through Haynes Avenue with the drains being located beneath the parking lot. Concerns were raised over the sign located on South Haynes. It is not included on the site plan, the board will ask for it to be part of the conditions. There were concerns over the landscaping not being maintained, this will also be part of the conditions.

****** *Rost moved to require a condition regarding the maintenance of weed control, second by Bakken. Members were polled for their vote. Allison - aye, Bakken - aye, Ronning - aye, Kuntz - aye, Rost - aye, Helland - opposed, due to the following reason: he felt that this was not enforceable, motion passed.*

****** *Allison moved to require a condition regarding the opportunity to review the signage, second by Rost. Members were polled for their vote. Allison - aye, Bakken - aye, Ronning - aye, Kuntz - aye, Rost - aye, Helland - opposed, motion passed.*

** *Allison moved to approve the Sleep Inn Site Plan with 4 conditions; 1) the applicant must secure MDOT approval on the proposed approach to Haynes Avenue; 2) Record and submit a copy of an easement or a right of use agreement regarding the trash enclosure; 3) The Board have the opportunity to review and approve the proposed signage; and 4) The applicant will provide maintenance of the landscaping for weed control, second by Bakken. Members were polled for their vote. Allison - aye, Bakken - aye, Ronning - aye, Kuntz - aye, Rost - aye, Helland - aye, motion passed.*

Unfinished Business: By-Laws Revision - The Miles City Planning Board By-Laws were written by John Marks and were never approved. Hearing no discussion a motion was made.

** *Bakken moved to approve the Miles City Planning Board By-Laws, as written, second by Helland. Members were polled for their vote. Helland - aye, Rost - aye, Kuntz - aye, Ronning - aye, Bakken - aye, Allison - aye, motion passed.*

Roundtable: Allison inquired about the Fretland property.

Adjournment: On motion, the meeting was adjourned at 6:05 pm.

Respectfully submitted:

Dianna Larson
Board Secretary

John Kuntz
Board President