

City Planning Board

P.O. Box 910
Miles City, Montana 59301
(406) 234-6339

Public Hearing & Meeting

March 16, 2016
6:00 pm

Call to Order: The City Planning Board met in the Conference Room for two public hearings and meeting to review the Site Plans regarding Cenex (CHS) dba Zip Trip and Monarch Dental Office. Board President Roxanna Brush called the hearing to order at 6:00 pm and requested a roll call. Members present were Brad Certain, Roxanna Brush, Colette Butcher, Dale Barta, Ally Capps, Brant Kassner and Carol Hardesty. Also present were Public Works Director Scott Gray and Planner Dawn Colton. Dianna Larson served as the recorder. Others present are listed on the attached sign-in sheet. BP Brush noted a quorum was present. Board Member Carol Hardesty reported she had a conflict of interest on the Monarch Dental Office, therefore she will not participate in the discussion or voting.

Site Plan Presentation for Cenex (CHS) dba Zip Trip: Walt Smith with Sanderson Stewart gave the presentation for the new Zip Trip. He reported the present Zip Trip will be closing due to the Montana Department of Transportation installing roundabouts to Interstate 90 on/off ramps. This project will encompass most of the current Zip Trip property. The new location will be used as a retail convenience store/fueling station/tractor-trailer parking. Concerns from board members were the drainage, asphalt and concrete. All were addressed.

Open the Public Hearing: BP Brush opened the public hearing to receive comments on the site plan review for Cenex (CHS) dba Zip Trip. She called for opponents to speak. Dwayne Rude questioned the relevance of the Site Plan Review and public hearing since work has already began on the site. He also expressed concerns about the water pressure/supply for the Southgate residential area with a new business utilizing the same water source. Board President Brush reported the County conducted the subdivision review prior to the annexation by the City. Zip Trip was then notified regarding the Site Plan Review process. Walt Smith with Sanderson Stewart intervened explaining they received a mass grading permit from the County and proceeded with the dirt moving at their own risk, realizing they could be shut down. Hearing no further comments, BP Brush called for proponents. Darcy Ziegler, Rick and Ann Crane, CHS employees support the project and noted that 14 new jobs with higher than average wages will be created in Miles City. Hearing no further comments the public hearing was closed.

Open the Public Hearing: BP Brush opened the public hearing to receive comments on the site plan review for Monarch Dental Office. Planner Colton asked if there were any questions. Board member concerns were landscaping and frontage footage from South Haynes. All were addressed. BP Brush called for opponents and proponents. None were received and closed the public hearing.

Open Planning Board Special Meeting

Approval of Minutes: BP Brush called for approval of the minutes from the February 16, 2016 meeting.

*** Hardesty moved for approval of the minutes from the February 16, 2016 meeting, as written, second by Barta. Motion approved.*

Citizen/Visitor Request: None.

Unfinished Business: Discuss and make recommendation to City Council for Cenex (CHS) dba Zip Trip site plan review. Discussion: Board members inquired about showers and a carwash. Mr. Smith reported there would be showers, air and water station including fuel pumps, but no carwash.

*** Certain moved to recommend to City Council to adopt the staff report as finding of fact and grant conditional approval for Cenex (CHS) dba Zip Trip, second by Barta. On roll call vote, the motion passed 7 - 0.*

Discuss and make recommendation to City Council for the Monarch Dental Office site plan review.

Discussion: Planner Colton reported the new building would house 4 dentists which will consists of oral surgeons and orthodontists.

*** Brush moved to recommend to City Council to adopt the staff report as finding of fact and grant conditional approval for Monarch Dental Office, second by Certain. On roll call vote, the motion passed 7 - 0.*

Update information in Planning Board Handbook - Planner Colton discussed the contents of members handbooks and listed what was missing. She will compile missing documents and distribute them at a future meeting.

New Business: Nothing.

Board Member & Staff Comment: BP Brush reported we will have 2 more site plan reviews on March 29th at 6:00 pm. Planner Colton requested that board members call her with their questions/concerns prior to the meetings. This will help streamline the hearings.

Adjournment: On motion, the meeting was adjourned at 7:10 pm.

Respectfully submitted,

Roxanna Brush
Board President

