

CASCADE COUNTY
PLANNING BOARD
December 15, 2020
09:00 AM
Online Zoom Meeting

***Board Members** Dexter Busby, Dan Johnstone, Richard Liebert, Elliot Merja, Bruce Moore, Ken Thornton, and Rob Skawinski.*

NOTICE: PURSUANT TO MCA 2-3-212(1), THE OFFICIAL RECORD OF THE MINUTES OF THE MEETING IS IN AUDIO FORM, LOCATED AT CASCADECOUNTYMT.GOV AND THE PLANNING OFFICE. THIS IS A WRITTEN RECORD OF THIS MEETING TO REFLECT ALL THE PROCEEDINGS OF THE BOARD. MCA 7-4-2611 (2) (B). TIMESTAMPS ARE INDICATED IN RED, WITHIN EACH AGENDA ITEM BELOW, AND WILL DIRECT YOU TO THE PRECISE LOCATION SHOULD YOU WISH TO REVIEW THE AUDIO SEGMENT.

THESE MINUTES ARE PARAPHRASED AND REFLECT THE PROCEEDINGS OF THE CASCADE COUNTY AND PLANNING BOARD ARE CONSIDERED A DRAFT UNTIL FORMALLY APPROVED BY PLANNING BOARD.

STAFF ATTENDEES: Anna Ehnes, Destiny Gough, Carey Ann Haight, Amber Hobbs, Kevin Nurre, Jake Wilkinson, Charity Yonker.

PUBLIC ATTENDEES : Neal Korell, Ronda Wiggers, and Rainy Wright.

1. **CALL TO ORDER:** President Elliot Merja called the meeting to order at 09:04 AM

2. **ROLL CALL:**

BOARD MEMBERS PRESENT: Dexter Busby, Dan Johnstone, Richard Liebert, Elliot Merja, Bruce Moore, and Rob Skawinski.

BOARD MEMBERS ABSENT: Ken Thornton.

3. **APPROVAL OF THE MINUTES :**

A. Draft Meeting Minutes for October 20, 2020 [00:01:47]

1. **Board Discussion & Decision**

Elliot Merja: asks if the Board members have reviewed the minutes for the previous meeting and if the Board has any corrections or changes that they wish to be made to the draft meeting minutes for October.

Richard Liebert: moves that the draft meeting minutes to be approved.

Elliot Merja: calls for a second on the motion that has been made.

Dexter Busby: seconds the motion for approval.

Elliot Merja: ask if there is any further discussion to be made. Hearing none, he calls for a vote on the motion for approval.

All in Favor, motion carries 6-0.

4. **OLD BUSINESS: None [00:03:06]**

Elliot Merja: states that there is no pending Old Business. He moves the meeting to New Business.

5. **NEW BUSINESS:**

A. **Map Amendment Petition, Rural Residential District 5 (RR-5 District) To Mixed Use District (MU-District)–Rainy Wright [00:03:06]**

1. **Amber Hobbs presents the Staff Report.**

2. **Motions:**

Alternative 1: “I move that the Planning Board recommend to the County Commission, after consideration of the Staff Report, supporting materials, public testimony and written comments, that the map amendment requested by Rainy Wright to rezone Parcel# 0004206200, Geocode 02-2894-19-2-01-09-0000, located in the South ½ of Section 18 and North ½ of Section 19, Township 19 North, Range 5 East, PMM, Cascade County, Montana, from Rural Residential – 5 District to the Mixed-Use District **be denied.**”

Or

Alternative 2: “I move that the Planning Board recommend to the County Commission, after consideration of the Staff Report, supporting materials, public testimony and written comments, that the map amendment requested by Rainy Wright to rezone Parcel# 0004206200 Geocode 02-2894-19-2-01-09-0000, located in the South ½ of Section 18 and North ½ of Section 19, Township 19 North, Range 5 East, PMM, Cascade County, Montana, from Rural Residential – 5 District to the Mixed-Use District **be approved.**”

3. **Board Discussion [00:34:11]**

Elliot Merja: asks if the Board has questions regarding this application or of the Planning Department Staff.

Richard Liebert: asks if there is any feedback from the neighbors regarding this rezoning.

Amber Hobbs: says the Department received a phone call from Dale Yatsko asking for more information on the rezoning. Other than that phone call, the Department has not received any feedback from the surrounding property owners who were notified.

Richard Liebert: asks whether the coffee shop will require a Location/Conformance Permit or any other types of permits required by the County.

Amber Hobbs: says if the Special Use Permit (SUP) is granted, the Applicant will need to apply for a Location/Conformance Permit (L/C Permit) for the use from the County Planning Department.

Richard Liebert: asks why the Applicant has decided against subdividing this parcel into smaller lots and then rezoning that one of the smaller lots to Mixed Use (MU) District instead.

Amber Hobbs: says that the entire parcel is currently Rural Residential District 5 (RR-5). She says the entire parcel is being considered to be rezoned to MU District, instead of just a small parcel.

Richard Liebert: clarifies that he was asking out of curiosity.

Elliot Merja: asks if the thirty-eight (38) acre tract located to the south of the road heading to Centerville, Montana, has anything on it and if the tract is still agricultural land.

Amber Hobbs: thinks that tract of land has a school on it.

Elliot Merja: says, "Okay."

Amber Hobbs: says that the tract of land is across Stockett Road and east of the subject property.

Elliot Merja: agrees that this is the tract of land that he is discussing. He says that this tract of land is not listed on the vicinity map.

Amber Hobbs: understands.

Elliot Merja: asks if the Board has any other questions for the County Staff. Hearing none, he asks if the Applicants or the developer would like to speak.

Rainy Wright at PO Box 171 Sand Coulee, MT 59472: says that she is present.

Elliot Merja: greets her.

Rainy Wright: says hello back.

Elliot Merja: says that she may speak and ask any questions. If the Board has any questions, they will ask her.

Rainy Wright: says that she does not have any questions. She notes that she has talked to the Department of Transportation (MDT) about obtaining permits and has started that process.

Elliot Merja: asks if the Board members have any questions for the Applicant.

Richard Liebert: says that he has a question.

Elliot Merja: says that he may speak.

Richard Liebert: says that his children graduated from Centerville and that he would happily stop by for some coffee. Furthermore, he asks if she has done any other type of development in Sand Coulee.

Rainy Wright: says that she has not.

Richard Liebert: thanks the President of the Board for allowing him to speak.

Elliot Merja: asks if there are any other Board comments or questions. Hearing none, he opens for public comment.

4. Public Hearing opens at 09:43 AM. [00:38:59]

Opponents: None

Proponents:

Neal Korell at 53 Tower Rock Rd. Cascade, MT 59421: says that Ms. Wright has put in a lot of effort to establish her business. She has cleaned up her property and has tried to make her property attractive to future potential customers. Despite the lack of public comments on this agenda item, many locals in that area support her business plans. Many local citizens are excited to see her business open doors, including the surrounding Hutterite communities.

Elliot Merja: says thanks him for his input.

Public Hearing closes at 09:45 AM.

5. Board Discussion & Action: [00:41:47]

Elliot Merja: asks if the Board has any further discussion.

Richard Liebert: says that he agrees with the public proponent that the Applicants project is beneficial to the community and well-supported by the local school. He says that it will be interesting to see if the local Hutterite colonies will want to host farmers' markets near the coffee shop in the summer.

Elliot Merja: asks if any other Board member has a comment. Hearing none, he entertains a motion.

Rob Skawinski: says that he would like to make a motion.

Dexter Busby: [*inaudible*]

Rob Skawinski: asks if someone else is present who would like to speak.

Elliot Merja: says that Mr. Skawinski may speak.

Rob Skawinski: moves to approve.

Elliot Merja: calls for a second on the motion for approval.

Dexter Busby: seconds the motion for approval.

Elliot Merja: asks if there is any further discussion.

Dan Johnstone: asks if there will be anything else on the menu besides coffee.

[Laughter]

Rainy Wright: replies that they intend in the future to have other options.

Dan Johnstone: says, "Awesome."

Elliot Merja: asks if there is any other further discussion to be made. Hearing none, he calls for a vote.

All in Favor, motion carries 6-0

Elliot Merja: says thanks to the Applicant for attending and wishes the Applicant good luck as he finds their business proposition a promising idea.

Rainy Wright: thanks to the Board for their time and consideration.

6. BOARD MATTERS [00:44:31]

Elliot Merja: moves the Board to Board Matters and the Tentative Meeting Schedule.

Charity Yonker: asks the Administrative Assistant to display the Tentative Planning Board Meeting Schedule for next year on the screen. She says the County Staff would like to host Planning Board meetings every third Tuesday of the month throughout the year 2021.

Elliot Merja: asks if it is the third Tuesday.

Charity Yonker: says yes.

Elliot Merja: asks if this proposed schedule causes any conflict for the other Board members.

Richard Liebert: says no.

Rob Skawinski: says no.

Dexter Busby: says no.

Elliot Merja: says that the dates seem like good tentative dates. He asks if there is any else that the Planning Director would like to say regarding the schedule.

Charity Yonker: says that there are a few mandatory meeting month dates, such as in January. Moreover, if there are no agenda materials for an upcoming nonmandatory meeting date, the Board will be notified before the proposed meeting date that the meeting has been canceled.

Elliot Merja: moves the Board to Public Comment and asks if there is any other public comment.

Charity Yonker: asks if the President of the Board could make a motion regarding the tentative schedule.

Elliot Merja: apologies and calls for a motion.

Richard Liebert: motions to approve the Planning Board Meeting Schedule for the year 2021.

Dexter Busby: seconds the motion for approval.

Elliot Merja: asks if there is any further discussion. Hearing none, he calls for a vote on the motion for approval.

All in Favor, motion carries 6-0

7. PUBLIC COMMENTS REGARDING MATTERS WITHIN THE BOARD 'S JURISDICTION [00:47:51]

Elliot Merja: asks if there are any public comments. Hearing none, he moves the Board meeting to adjournment.

8. Adjournment at 09:52 AM [00:47:51]

Elliot Merja: asks if there are any public comments. Hearing none, he moves the Board meeting to adjournment.

Richard Liebert: motions to adjourn.

Elliot Merja: calls for a second.

Dexter Busby: seconds the motion to adjourn.

Elliot Merja: calls for a vote.

All in Favor, motion carries 6-0.