

PLANNING BOARD MEETING  
REGULAR MEETING PUBLIC HEARING  
September 11, 2013

Members Attending: Dan Gainer, Sandy Conlee, Mike Schoenike, Warene Wall, Leon Odegaard, Jeff DiBenedetto.

Members Absent: Paulette Richter

Staff: Forrest Sanderson

Public: There were approximately three people in attendance.

Approval of Minutes:

July 10, 2013 Planning Board Minutes:

Motion to Approve Sandy Conlee / Warene Wall 2<sup>nd</sup>.

Discussion: Sandy C: Joanne Eder's last name does not have an "A" in it.

Roll Call Vote:

Odegaard:	Yes	Wall:	Yes
Conlee:	Yes	Gainer:	Yes
DiBenedatto:	Yes	President	Yes

Motion Passes.

July 24, 2013 Planning Board Minutes

Discussion: None

Roll Call Vote:

Odegaard:	Yes	Wall:	Yes
Conlee:	Yes	Gainer:	Yes
DiBenedatto:	Yes	President	Yes

Motion Passes.

NEW BUSINESS:

1. Call For Action Item: Bogart's Design Review for a Façade Modification in C-4 Historic Overlay.

- The item has been duly noticed.
- The item has been posted at City Hall, The Library, and Post Office.
- No member of the Planning Board has a conflict of interest.
- No ex parte communication.

Forrest S: This is a project to move the building towards compliance with the Americans with Disability Act (ADA), it will not affect the upper story of the building, and the front door will be moved towards the southern side of the building. The staff recommendation upon analysis of the application and the Standards of General Applicability in Section 4.5 is that the Planning Board issue a Design Review Permit as submitted with Conditions typical of such an application.

Mike S: Are there any questions for staff?

Jeff D: Is there supposed to be a review by the county historian?

Forrest S: You can add they must contact the historic preservation officer. There is no longer a requirement that get prior approval from the officer.

Tom Kuntz: The primary modification of the building is the inset, so we are not changing the main façade and will be inside the window arch. The new entrance will take advantage of the higher sidewalk which improves accessibility while giving us a little more room in the interior. We will be removing the stone which is not historic, believed to have been put in during the 70's, and the façade will have more of what is typical of a storefront in Red Lodge. The kickboard will be more of an historic feature which is a standard historic feature. The piece that is not typically historic to Red Lodge is a piece above the entrance where there will be a projection from the interior that will carry into the interior and give more character to the front of the building. There will be bronze clad windows that will have minor exposure, but most of it will be covered in barn wood.

Leon O: You have a step going in there now, will that be taken out?

Tom K: It will be taken out and wheelchair accessible. We will have an outswing door that's wider. We can't achieve full ADA compliance, but it is not possible with our restraints. It will be much closer to ADA requirements.

Jeff D: What will the material between the windows be?

Tom K: The top beam is existing and will remain. We are matching that beam with a light grey weathered wood.

Jeff D: the vertical material will be the same kind of material?

Tom K: Yes, there is relatively little material. It will be primarily glass like it has historically been. When you're coming out of the building there is a trip hazard and that will be eliminated.

Public Hearing: Opened

Lonna Bradley: I was with a handicapped person at Bogart's last week and I think this wonderful.

Public Hearing: Closed

Forrest S: I would recommend a Condition #6, that the applicant must contact the Carbon County Historic Preservation Officer; which is not optional. They do not have to adhere to the recommendations, but they do need to contact them.

Tom K: How would I deal with a change recommended by the Historic Preservation Officer? Can a Condition be added to allow me to change the design based on their recommendation?

Forrest S: As the Zoning Administrator, I have certain latitude, when in my opinion the Historic Preservation Officer has offered recommendations that do not drastically change what has been approved by the Planning Board. If it is deemed a substantive change, it would have to come back.

Dan G: I move to adopt Staff Report RLDR-13-3 as finding of fact as amended:

**Gainer/Odegaard 2nd.**

Roll Call Vote:

Gainer:	Yes	Conlee:	Yes
Odegaard:	Yes	Wall:	Yes
DiBenedetto:	Yes	President:	Yes

Warene W: I move to approve the Design Review Permit for Red Lodge Original Townsite S34, T07S, R20E, Lot 6, Block 26, Carbon County, Montana, subject to the following conditions:

**Wall/Conlee 2<sup>nd</sup>**

Roll Call Vote:

Wall:	Yes	Dibenedetto:	Yes
Odegaard:	Yes	Conlee:	Yes
Gainer:	Yes	President:	Yes

Mike S: Moving on to the Bradley residence. Has this item been duly noticed?

- The item has been duly noticed.
- The item has been posted at City Hall, The Library, and Post Office.
- No member of the Planning Board has a conflict of interest.
- No ex parte communication.

Forrest S: We have a residential dwelling unit in Central Business District and the applicant seeks to modify their façade by replacing damaged wood, adding insulation, replacing windows and adding a front porch. Zero setbacks are required even though this is a residential property since it is C-4. The Staff recommendation is that the Design Review for the Bradley residence be approved under Section 4.5 subject to five Conditions.

Mike S: Are there any questions for staff?

Jeff D: This is not in the Historic District?

Forrest S: That is correct.

Dan G: I see a lot of pictures that say “similar to,” but do we have an actual rendition of the proposal?

Forrest S: I have a color palette and they have pieces to show what it will look like and those will be the façade when put together. The big picture is the idea. The smaller pictures are of materials.

Dan G: Will the base of the porch have the rock or will it be metal?

Lonna Bradley: ~ Described various photos and what they mean. There will not be as much foliage as the photos show. A lot of the historic homes around here have similar architecture. The front has dry rot and no insulation. The window people looked at the windows and felt they aren't salvageable.

Jeff D: Will the porch go across the entire front?

Lonna B: Yes and it will be wooden. It will be like the design of a home across the street. It will have a small window at the top like other homes on our block. We won't move out further than where the current concrete extends. Most houses have a porch and you can see this did at one time, but it was enclosed since the house was so small. They did not add insulation to it. We are going with the colors we presented.

Leon O: Will the colors stay or be like what you submitted?

Lonna B: The greyish green will be on the body of the house, a darker color around the windows and the grey will be used on the concrete around the home.

Sandy C: This says the parapet shall extend a minimum of four feet and extend a maximum of 10 feet. How much space is there front of the house to the sidewalk? Is there that much space?

Lonna B: There is 12 feet to the sidewalk. In the Commercial Zone, we could go to the sidewalk, but didn't want to since it's our home.

#### Public Hearing: Opened

Harry Hollman: Having an office across the street, I applaud nearby improvements. In going over the application, I found the pictures to be confusing, and I would like to see a drawing of what it will actually look like. I don't look over this stuff often, so it's hard for me to visualize.

#### Public Hearing: Closed

Lonna B: The reason I didn't do that is because the contractor didn't think it was needed, so we decided not to spend the money on it. If it is deemed we need to do it, we could have it done. There will be a wavy shingle on the roof which we added so you could see it. The pitch of the roof is shown which is a post and beam. The hardy board would be used in the same horizontal position as the other ones. The doors are not in compliance because they do not have windows above it. We're going with dark bronze windows which would slightly show at the edges, like Dr. Beasley's home next door. Some of the pictures I took were required within the application format and of my neighbor's homes. Our step that came out was six feet. The level was three and half feet which gives us about six feet from the front of the porch to the concrete.

Mike S: Does the Board feel like they have an adequate feel for what is being proposed?

Jeff D: How will the space between the porch and the street be landscaped?

Lonna B: I want to put a low grass, stepping stones to one side and natural grasses in front of the house. There will be one tree, a small tree or a flowering craft. It will be simple and the façade will be very visible.

Forrest S: We have a request to see the appearance of the proposal in an architectural rendering. If there is confusion, we can add a Condition #6 that requires it. Given the meeting schedule and time of year, I would suggest that the applicant submit a rendition to the Zoning Administrator who can approve it if it is what is expected based off of what we have heard tonight. I can have

Mr. Hollman look at it before I approve it and it can be eligible for a building permit.

Warene W: The sooner the better, there is a lot of dirt there right now.

Mike S: If the rendition is not consistent with what we picture...

Forrest S: Same thing as I told Mr. Kuntz, we come back for another meeting.

Lonna B: Due to the fact that we will have weather coming soon, we would like to start as soon as possible. I had not understood I would have to go through a process for the porch and the contractor would like to get started.

Mike S: As long as it is consistent with what we imagine, you will not have to come back.

Forrest S: We will issue a Record of Decision that would give you permission to move forward. I would need to see the rendition and have Mr. Hollman look at it first. If it's not what I expect to see, it would have to come back in October. The sooner we get the rendition, the sooner we can move forward.

Sandy C: I move to adopt Staff Report RLDR-13-4 as finding of fact as amended.

Roll Call Vote:

**Conlee/Wall 2<sup>nd</sup>**

Conlee	Yes	Odegaard:	Yes
DiBenedetto:	Yes	Gainer:	Yes
Wall:	Yes	President:	Yes

Forrest S: I would recommend adding a Condition #6 to add the rendition and contact Mr. Hollman so he can view the proposal.

Sandy C: I move to approve the Design Review Permit for Red Lodge Original Townsite S34, T07S, R20E, Lot 12, Block 14, Carbon County, Montana, subject to the following conditions:

**Conlee/Wall 2<sup>nd</sup>**

Dan G: Does that include Condition 6?

Forrest S: Yes

Jeff D: What if Mr. Hollman is unhappy with the rendition?

Forrest S: If I think his concerns are reasonable, we will come back. If I think he's being an unreasonable stinker, I would say no, and he could appeal to the Board of Adjustments.

Roll Call Vote:

Odegaard:	Yes	Wall:	Yes
Conlee:	Yes	Dibenedetto:	Yes
Gainer:	Yes	President:	Yes

Staff Communication:

We will have a six unit condominium Conditional Use permit application next month at our statutory meeting. We will not start the Zoning Regulations yet. The Council has had a Public Hearing on the Growth Policy and the comment period ends September 21<sup>st</sup>. I think they will take the matter under advisement on the 24<sup>th</sup>. I look for them to make some changes and adopt it after that. I do not expect radical changes, but they may look deeper at issues we struggled with, mainly gaming and the entrances. They recognize the heavy lifting you did. We can't start the Zoning Regulations until they are done. A work session in October might be important. Do you want to meet on the 4<sup>th</sup> Wednesday in October? The Council will hopefully be done with the Growth Policy the night before.

Dan G: Let's do it November.

Sandy C: The developer told me he wanted to build condos on the land. Is that ex parte communication?

Forrest S: Do you have a financial interest?

Sandy C: I might if I sell them. I do not know if we will have the listing.

Forrest S: Disclose that you had a discussion about the zoning. I don't see a conflict at the time our action comes down.

Forrest S: I'd like to only meet on the 2<sup>nd</sup> Wednesday of November and December due to Thanksgiving and Christmas. We only need tweaks when addressing the zoning.

Petitions and Communications from the Audience:

~None

Meeting Adjourned: 6:45 p.m.

Respectfully submitted,

---

James Caniglia

Approved.

---

Mike Schoenike, President