



# PLANNING BOARD AGENDA

Tuesday, October 27, 2020 – 12 PM | Council Chambers, City Hall

1. Call meeting to order | Pledge of Allegiance
2. Approval of Minutes
  - a. Regular Meeting – May 26<sup>th</sup>.
3. Reports
  - a. Economic Growth and Development
  - b. Downtown Historic Preservation
  - c. Chamber of Commerce
4. Old Business
  - a. None.
5. Public Hearing(s)
  - a. None.
6. New Business | **The Board accepts public comment at the end of each item.**
  - a. Second Street Industrial Zone – Mayor Solle.
  - b. Old Hospital Area Zoning – Mayor Solle.
    - i. B-3 Neighborhood Commercial District: Approved by the Council on January 21<sup>st</sup>.
  - c. Planning Board membership.
    - i. The Board is lacking one member. The City did not receive any responses of interests.
7. Public Comment – **Members of the audience may comment on any non-agenda item. State Statute limits the Planning Board from discussing any introduced item. The Board limits each person to three minutes to ensure there is sufficient time for all comments. The Board respects all comments and will have staff follow up any questions.**
8. City Planner & Staff Comments
9. Announcement of the next meeting
  - a. November 24<sup>th</sup> at 12 PM.
10. Adjournment

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**Planning Board for the City of Deer Lodge meets in the Council Chambers  
300 Main Street, Deer Lodge, MT 59722**

**For Further Information Contact**

City Administrator & Planner | Brian P. Bender, ICMA-CM, AICP CEP, CFM  
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# PLANNING BOARD MINUTES

Tuesday, May 26, 2020 - 3:30 PM | Council Chambers, City Hall.

**Members Present:** Kathy Bair, Dan Sager, & Dick Bauman

**Members Absent:** Julie Schroder

**Mayor:** Diana Solle

**CAO:** Brian Bender

**Council Member:** None

**Staff:** Kimberly Hughes

**Guests:** None

## 1. Call Meeting to Order | Pledge of Allegiance

Member Sager called the meeting to order at 3:30 PM and all present recited the Pledge of Allegiance.

## 2. Approval of Minutes

### a. Regular Meeting – February 25<sup>th</sup>

A motion to approve the minutes was moved by Member Bair, seconded by Member Bauman, and a unanimous vote passed.

## 3. Reports

### a. Economic Growth & Development

Mr. Bender updated the Board on Committee activities of the Committee, including the Community Assessment project with Randy Carpenter of Future West.

Mayor Solle advised the Committee of a scheduled meeting with Headwaters tomorrow.

### b. Downtown Historic Preservation

Member Bair stated the Board will meet next week, stating there is “nothing new” on the Masonic Lodge.

### c. Chamber of Commerce

Ms. Schroder stated that some vendors are requesting refunds for the Mass Marketing Campaign. Territorial Days has been postponed until Phase III of reopening, and all

other events are undecided at this point. She noted that she will be strategizing with Julie Jaksha of Headwaters on a recovery plan for Deer Lodge. Finally, she advised that all Tourism Grants have been canceled.

**4. Old Business**

- a. None.

**5. Public Hearings**

- a. None.

**6. New Business | The Board accepts public comment at the end of each item.**

- a. Discussion on Setback Revisions for Residential Corner Lots.

CAO Bender displayed the current setbacks, requesting that the Board consider options for revisions. He referenced what the City of Missoula has in place, stating that he will do more research before the June meeting. He noted three options of : (1) leaving them as they are, (2) utilizing the averaging method, or (3) consider on a case by case basis.

- b. Planning Board Membership Vacancy

Bender advised the Board that notices were placed in the newspaper but no response were received. He asked the members to "put the word out".

**7. Public Comment**

- a. None.

**8. City Planner & Staff Comments**

Mr. Bender gave updates to the Board regarding City activities. He also offered a review of City projects, stating the need to revisit Warren Acres zoning.

**9. Announcement of the next meeting**

- a. June 23<sup>rd</sup> at 12:00 PM was confirmed by consensus (change of time).

**10. Adjournment**

The meeting was adjourned, by consensus at 4:19 PM.

Prepared by Kimberly Hughes, City Clerk

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Dan Sager, Acting Chairperson

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Date

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**Planning Board**

**Members**

Kathy Bair | Dick Bauman | Dan Sager | Julie Schroder

**Chapter Twenty-one - B-3, Neighborhood Commercial District**

**Section 1. Intent**

The intent of this district is to establish and preserve areas accommodating modestly scaled commercial activities adjacent to residential uses. These activities are intended to be those which provide professional and personal services, and general retail sales which attract a smaller number of people and generate less traffic volumes. These commercial and professional activities have a neighborhood orientation and character.

**Section 2. Permitted Uses**

- (1) Accessory uses.
- (2) Art and music supply stores.
- (3) Bakeries.
- (4) Barber and beauty shops.
- (5) Campgrounds: public and private.
- (6) Clinics.
- (7) Conditional uses as provided in Chapter Nineteen, Section 9 of this Ordinance and subject to conditions and requirements prescribed.
- (8) Dressmaking.
- (9) Equipment sales and services.
- (10) Financial institutions.
- (11) Food and drug stores.
- (12) Furniture stores.
- (13) Hospitals.
- (14) Laundries and dry-cleaning establishments.
- (15) Liquor stores.
- (16) Meeting and lodge halls.
- (17) Mortuaries.
- (18) Museums, libraries and galleries.
- (19) Newspaper office.
- (20) Nursing homes.
- (21) Open Space.
- (22) Parking lots.
- (23) Place of worship.
- (24) Printing offices.
- (25) Private and public business schools.
- (26) Private and public dance schools.
- (27) Private and public secretarial schools.
- (28) Private and public technical schools.
- (29) Professional and business offices.
- (30) Public buildings and uses.
- (31) Repair services for clothes, dolls, small appliances, watches, glasses and other such items.
- (32) Research and development institutions.
- (33) Restaurants, cafes, and drive-in eating establishments.
- (34) Retail sales, such as clothing, candy, furniture, and jewelry; but excluding heavy machinery.
- (35) Shopping centers.
- (36) Signs.
- (37) Sporting goods stores.
- (38) Temporary buildings for and during constructions only.
- (39) Theaters, except drive-ins.
- (40) Uses customarily accessory to those listed.
- (41) Veterinary clinics-small animal hospitals.

### Section 3. Lot Area and Width

No minimum lot area or width is prescribed.

### Section 4. Lot Coverage

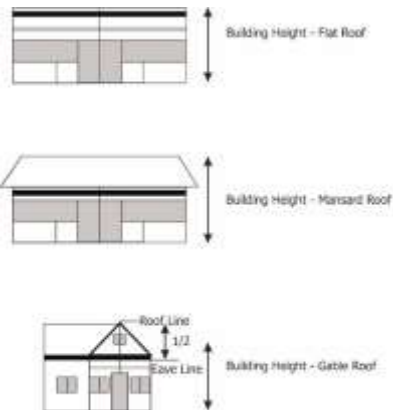
Buildings may cover the entire lot provided other requirements are met.

### Section 5. Property Line Setbacks

The B-3 District only requires a 10-foot front setback from the lot lines.

### Section 6. Building Height

Maximum building height in the B-3 District is 75 feet.



### Section 7. Off-Street Parking

No off-street parking is prescribed for this district.

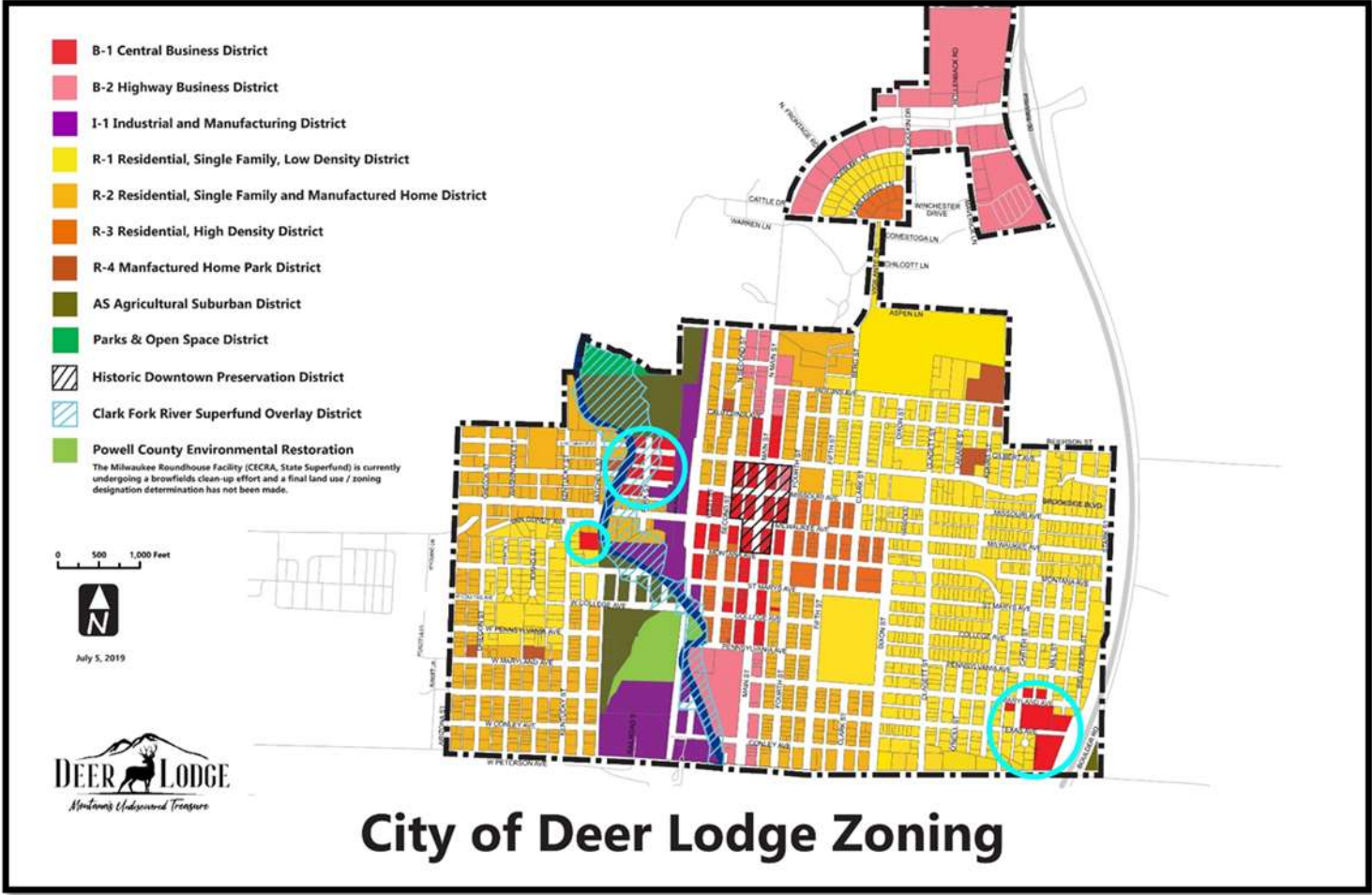
### Section 8. Off-Street Loading

No off-street loading is prescribed for this district.

### Section 9. Permitted Conditional Uses

The following uses may be permitted as conditional uses in the B-3 Neighborhood Commercial District:

- (1) Amusement and recreational activities.
- (2) Apartments.
- (3) Auction rooms.
- (4) Bars, taverns, and cocktail lounges.
- (5) Car washes.
- (6) Drive-in banks.
- (7) Light manufacturing.
- (8) Restaurants and cafes with drive-in service windows.
- (9) Single use family dwelling.
- (10) Utility stations.



# City of Deer Lodge Zoning