

## ZONING AND PLANNING BOARD MEETING MINUTES

**March 17, 2016**, Zoning & Planning Board meeting was called to order at 7:02PM in the City Council Chambers at 206 Main Street, Three Forks, MT 59752.

**PRESENT:** Planning and Zoning Board Chairman George Chancellor, Board members Kelly Smith, Matt Jones, Dave Hanson, Doug Fairhurst, and Roger Nerlin were present (John Zuelke was absent), and City Planner Ralph Johnson was present. There is a quorum and the meeting will be held. Public present was applicant Ronnie & Tammy Biorn, and John & Dana Pulliam.

### **BIORN CUP**

George Chancellor welcomed everyone and introduced himself as newly appointed liaison from the City Council to the Zoning and Planning Board, replacing Dennis Nelson that had resigned his position. He then turned it over to City Planner Ralph Johnson.

Ralph Johnson presented his staff report to the Board and read it into the record.

Staff recommendation: Approval of the Ronnie Biorn request for a Conditional Use Permit to operate a Home Occupation at 409 2<sup>nd</sup> Avenue East, Three Forks, Montana, with 2 conditions on the size of the signs.

Mr. Nerlin asked Mr. Biorn if he would be doing any oil changes and what he would do with the oil. Mr. Biorn stated he would capture any oil in a can and take it to the dump. Mr. Nerlin asked if it could be added to have the Fire Department check the garage to make sure it is prepared for possible fires with doing this type of work. Planner Mr. Johnston stated it could be added as a third condition.

Mr. Fairhurst motioned to add a Fire Department inspection to the conditions, Matt Jones 2<sup>nd</sup>. Mr. Biorn said his garage is not in close proximity of any of his neighbors and he has fire extinguishers in the garage. He is not opposed to an inspection.

Mr. Chancellor read two letters of support into the record from Mr. Biorn's neighbors, Todd Green and James Kunesh. He then asked if the applicant or other public had any questions or comments. Mr. Pulliam spoke in support of his neighbor doing this business. There were not comments in opposition to the business.

Mr. Nerlin questioned in the application letter it said if this is a large success they would move to a different facility, how large it would have to be to move. Mr. Biorn replied when he felt it was busy enough to expand to a store front, sell lawnmowers, chainsaws, and do repairs he would, possibly 3 years. He would not want to work on more than 2 to 4 items at a time in his garage.

There was no further applicant testimony or questions

Mr. Fairhurst motioned to approve Conditional Use Permit with the 3 conditions to the City Council meeting.  
Motion was seconded by Mr. Hanson.

**MOTION CARRIED 5:0.**

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This will be heard before the City Council on March 22, 2015.

Mr. Chancellor asked if there were any other issues to come before the board tonight. There was not.

Ms. Smith motioned to adjourn. Second made by Mr.Hanson. The meeting was adjourned at 7:25PM.