



PLANNING AND ZONING COMMISSION

November 21, 2024

MINUTES HELENA CITY COUNCIL REGULAR MEETING NOVEMBER 21, 2024

The Helena Planning and Zoning commission met in a regular meeting on Thursday, November 21, 2024, at 6:00PM in the Helena Municipal Building, regular time and place for holding said meetings.

1. Bob Caliento the meeting to order at 6:00 P.M.

2. Brian Crumpton led the prayer.

3. Robert Radice led the Pledge of Allegiance.

4. Roll Call

Present:

Members: Bob Caliento, Robert Radice, Laura Joseph, Brooke Dodson, Jack Gray and Brian Crumpton

Absent: Tim Honeycutt, and David Landrum

Visitors: DeJay Jones, (list attached)

There was a quorum, and the meeting was open for business.

5. Minutes Approved/Corrected from Prior Meeting(s)

Laura Joseph made a motion to approve the October 17, 2024, minutes, with a second by **Robert Radice**.

The following votes were cast:

AYE: Bob Caliento, Robert Radice, Laura Joseph, Brooke Dodson, Jack Gray and Brian Crumpton

NAY: none

Motion carried.

6. Communication from Council

Laura Joseph reminded the planning commission that there is an open position on the planning and zoning commission and if anyone would like to submit any names to the mayor for consideration to do so as soon as possible. Brooke Dodson and Robert Radice mentioned that they would love to find someone who has experience with traffic engineering like Mr. Howard.

7. Unfinished Business

8. Hearing of applications

Approve/Deny Newcastle Construction-Hillsboro South Phase II Preliminary Plat (167 lots)

Eric Shula representing Newcastle Construction was present to answer any questions from the planning and zoning commission. Mr. Shula stated that this is a part of the original Master Plan for Hillsboro South. Robert Radice asked about the lot count, and it was stated that the lot count is from the original Master Plan or PUD which was approved in 2003. Brooke Dodson asked about the lot size of this sector and the side setbacks being 5 feet. Eric stated that the master plan has all the specifics on the lot sizes and that was the agreed upon side setbacks. Levi with Newcastle informed the commission that the house and lots sizes will be similar to what is in the original phase of Hillsboro South.

Bob Caliento asked about the width of the emergency access road with the be accessed off Lakeland Trail was wide enough for the fire trucks. Blair Perry and DeJay Jones showed the commission the secondary access road on the plat and said it was 20 feet in width which would accommodate a fire truck.

Jack Gray asked DeJay Jones if the other department heads had approved the preliminary plat and he and Blair Perry stated that they had.

There being no further discussion Jack Gray made a motion to approve Hillsboro South Phase II preliminary plat with a second from Brian Crumpton. The following votes were cast:

AYE: Bob Caliento, Robert Radice, Laura Joseph, Brooke Dodson, Jack Gray and Brian Crumpton
NAY none
Motion carried.

City of Helena requirements to work within the Public Right of Way-

Dejay Jones and Blair Perry came before the commission to get their feedback on a potential ordinance regarding digging in the right of way. Dejay and Blair explained the issues that the City and utilities department have been facing regarding contractors such as AT & T, Spectrum etc. coming into the city and digging without the proper bonds and procedures. The city and utility department do not have any recourse if the utility contractors hit a water line, internet lines etc. This ordinance will address those issues and hold these companies accountable for issues that arise.

Laura Joseph stated that she appreciated that there were consequences listed in the ordinance that could be used for accountability purposes. Blair Perry agreed and stated that if there is an issue in the field then this ordinance will back the building official or utility superintendent and if they do not fix the issues, then the bond can be taken so the City of utility board will be able to fix the issues. Bob Caliento brought up the right of way and easement verbiage in case of potential issues with trees and root structures and a potential law suit down the line. Blair Perry stated that most of our issues fall within the public right of way and not the easements. There being no further discussion Brian Crumpton made a motion to send to the council with a favorable recommendation with a second from Bob Caliento. The following roll call vote was cast:

Members: AYE: Bob Caliento, Robert Radice, Laura Joseph, Brooke Dodson, Jack Gray and Brian Crumpton
NAY: None

Motion carried with a favorable recommendation and will be sent to the city council on Monday, November 25, 2024.

9. Adjourn

There being no further business Jack Gray made a motion to adjourn the meeting at 6:25 pm.

The meeting was attended, and minutes taken by Kym Rollan

ATTEST:



Madison Harris
City Clerk

SIGNED:



Bob Caliento
Chairman Helena Planning Commission