



PLANNING AND ZONING COMMISSION

JANUARY 16, 2025

MINUTES HELENA CITY COUNCIL REGULAR MEETING JANUARY 16, 2025

The Helena Planning and Zoning commission met in a regular meeting on Thursday, January 16, 2025, 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. **Bob Caliento** led the prayer.
3. **Robert Radice** led the Pledge of Allegiance.

4. Roll Call

Present:

Members: Bob Caliento, Robert Radice, Laura Joseph, Brooke Dodson, and Jack Gray
Absent: Brian Crumpton, and David Landrum
Visitors: Micah Harris, DeJay Jones (list attached)

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

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

Jack Gray made a motion to approve the November 21, 2024, minutes, with a second by **Brooke Dodson**.

The following votes were cast:

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

6. Communication from Council

None

7. Hearing of applications

Approve/Deny request for conditional use O & I- 3309 Helena Road-Micah Harris-

Micah Harris attended the meeting to answer questions regarding this request of the conditional use. Brooke Dodson asked about allowing the conditional use in the R-1 zoning as it is not listed in the zoning ordinance under that section. DeJay Jones stated that the statement regarding all other uses deemed compatible is in all the other zonings.

Jack Gray said that this should be a home occupation license request, but it is not due to the request for signage compatible with the O & I zoning that is contiguous with this property.

Robert Radice asked questions regarding storage, cars and traffic. Micah Harris said that the materials and other items will be stored at another location and this conditional use is mainly for the road traffic related to signage. There was a discussion regarding the updated look of the property and that it looks much better aesthetically than it used to.

Bob Caliento wants to make sure that the area surrounding this property stays preserved and that there should be a recommendation with conditions to that effect.

Brooke Dodson brought up the possibility of keeping that area preserved and doing an overlay district like many other communities have. Laura Joseph stated that might be something to work on for the future development.

There being no further discussion, a motion was made by Jack Gray to approve/recommend to the city council conditional use for this property with the following:

Special Conditions for Micah Harris IDEA Roofing, 3309 Helena Road Conditional Use:

1. No additional structures to be constructed on the property.
2. Current signage approved as outlined in Zoning Ordinance Article XXVI, Section 16 (Signs permitted in the O-I Office and Institutional District).

3. The existing storage structure located at the rear of the property is authorized.

with a second from Robert Radice

The following votes were cast:

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

NAY: none

Motion carried.

8. Unfinished Business-

Bob Caliento notified the members that Tim Honeycutt had sent his letter of resignation from the planning commission effective immediately. There was a discussion about appointing new members and the procedure of doing so per the zoning ordinance. There was also a discussion about updating the zoning ordinance and correcting some of the current verbiage to match state statutes and guidelines. Robert Radice wanted to thank Bob Caliento and Brooke Dodson for attending the December 19, 2025 meeting.

Conditional use recommendation to be sent to City Council for a vote on January 27, 2025.

9. Adjourn

There being no further business meeting was adjourned at 6:30pm.

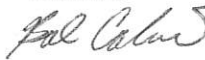
The meeting was attended, and minutes taken by Kym Rollan

ATTEST:



Madison Harris
City Clerk

SIGNED:



Bob Caliento
Chairman Helena Planning Commission