



PLANNING AND ZONING COMMISSION

NOVEMBER 20, 2025

**MINUTES HELENA CITY COUNCIL
REGULAR MEETING
NOVEMBER 20, 2025**

The Helena Planning and Zoning commission met in a regular meeting on Tuesday, November 20, 2025, at 6:00PM in the Helena Municipal Building, regular time and place for holding said meetings.

1. Robbert Radice called the meeting to order at 6:00 P.M.

2. Brooke Dodson led the prayer.

3. Robert Radice led the Pledge of Allegiance.

4. Roll Call

Present:

Members: Robert Radice, Billy Rosener, Brian Crumpton, John Earley and Brooke Dodson

Absent: Bob Caliento, David Landrum and Alex Miller

Visitors: Blair Perry and others (see attached list).

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

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

Billy Rosener made a motion to approve the October 16, 2025, minutes with correction, with a second by **Brian Crumpton**

The following votes were cast:

AYE: Robert Radice, Billy Rosener, Brian Crumpton, John Earley and Brooke Dodson

NAY: None

ABSTAIN:

Motion carried.

6. Communication from Council

Brooke Dodson stated that there was no communication from City Council at this time.

7. Unfinished Business

None at this time.

8. Hearing of applications

1. Approve/Deny- Signature Homes-Blackridge South-Helena Sector-Preliminary Plact (30.1 acres 45 lots) zoned SDPR (Special District Planned Residential) as a part of Riverwoods planned development.

Brooke Dodson opened the discussion by asking if the representatives from Signature were in attendance and they were not. **Terry Habshey** with Habjack Properties stated that they were here to hear this application and see if they were able to get water and sewer to his property which adjoins the Blackridge sector.

Brian Crumpton and **Billy Rosener** stated that was not something that this commission was able to assist with and they would have to discuss with Signature Homes.

Terry Habshey stated that they came before the commission twice regarding this request and the prior Mayor promised that they would be able to get water and sewer and would provide a letter stating this.

Mr. Habshey said that they were provided with one, but it was not what they were promised in the prior meetings. **Brooke Dodson** and **Billy Rosener** told **Mr. Habshey** that they would go back and take a look at the previous minutes to see what exactly was said during those meetings and would get back to them regarding this.

Brooke Dodson, Dejay Jones and Blair Perry brought up the application on the floor and stated that the access road from Helena to Hoover needs resolution prior to the commission voting to approve this development. There was discussion from them regarding this access and that it had not been released by Hoover. There was then a general discussion about tabling this application and there being no further discussion **Robert Radice** made a motion to table this application with a second from **John Early** and the following votes were cast:

AYE: Robert Radice, Billy Rosener, Brian Crumpton, John Earley and Brooke Dodson

NAY: None

ABSTAIN:

Motion carried.

9. Adjourn

The meeting was adjourned at 6:11pm.

The meeting was attended, and minutes taken by Kym Rollan

ATTEST:

Madison Harris
City Clerk



SIGNED:

Bob Caliento
Chairman Helena Planning Commission



R. RADICE