



PLANNING AND ZONING COMMISSION

MARCH 19, 2026

**MINUTES HELENA CITY COUNCIL
REGULAR MEETING
MARCH 19, 2026**

The Helena Planning and Zoning commission met in a regular meeting on Thursday, March 19, 2026, at 6:0PM in the Helena Municipal Building, regular time and place for holding said meetings.

1. **Bob Caliento** called the meeting to order at 6:03 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, Billy Rosener, Alex Miller, Keith Martin and Brooke Dodson

Absent: David Landrum, Brian Crumpton and John Earley

Visitors: Blair Perry, Jamie Griffin 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 February 26, 2026, minutes, with a second by **Bob Caliento**.

No votes were cast, and the motion carried by Bob Caliento.

6. Communication from Council

No council communications from city council per Brooke Dodson. Brooke Dodson stated that they were getting ready to update the zoning ordinance and a committee was being formed which included members of city council and planning and zoning. There is also a city representative on the committee per Billy Rosener. This will also include the proposed change to when a recommendation from the planning commission will go to city council for a vote.

7. Unfinished Business

None stated at this time.

8. Hearing of applications

1. **Approve/Deny- Re-zone Request from E-3 Single Family Estate to A1-Agricultural District-6039 Highway 17 Partial Parcel 13 8 33 0 000 001.001-Danny Charles Griffin and Jamie Griffin as owners.**

Bob Caliento stated that this particular parcel was not included in the original request from September 18, 2025 and was left off. This is a partial parcel and he researched it to show that this information is correct but Shelby County had not updated their information regarding this parcel change. Brooke Dodson and Bob Caliento stated that this property is contiguous to the other property that was requested and then tabled from the previous meeting. Blair Perry asked about the setback issues related to the structures and DeJay Jones said that by adding this partial parcel there are no longer setback issues. Robert Radice asked about the grandstands and whether they had been inspected by the city. These are temporary and must be checked and covered by the insurance carrier according to Jamie Griffin. That particular issue is on the other properties, and we will address that later.

There were no public comments at this time. There being no further discussion **Alex Miller** made a motion to approve the re-zone request from E3 to A1 with a second from **Billy Rosener**. The following votes were cast using a roll call vote:

AYE: Bob Caliento, Robert Radice, Billy Rosener, Alex Miller, Keith Martin and Brooke Dodson.

NAY: None

ABSTAIN:

Motion carried unanimously. It will go to City Council with a favorable recommendation on Monday, March 23, 2026.

2. **Brooke Dodson** made a motion to remove from being tabled the request originally on the planning and zoning agenda September 18, 2025, to re-zone parcels 13 28 4 001 004.001 (15 acres, 13 28 4 001 025.000 (30 acres) and 13 28 4 025.001 (1 acre) from E-3 (Single Family Estate) to A-1 (Agricultural District) to tonight's agenda with a second from Billy Rosener. The following votes were cast:

AYE: Bob Caliento, Robert Radice, Billy Rosener, Alex Miller, Keith Martin and Brooke Dodson.

NAY: None

ABSTAIN:

Motion carried unanimously.

It is now up for consideration and a vote.

The original request involved all three parcels but it was brought out in the discussion that the 1 acre parcel does not meet the zoning requirements for A-1. A discussion was held between the commission members, engineer, building official and city attorney about carving out the house and leaving it E-3 and re-zoning the remaining two parcels. Brian Hayes stated that this is a legal process and since the house is already a separate parcel there should not be an issue with leaving it zoned E-3.

The applicant stated that he was fine with doing that and would like to proceed with the other two parcels being re-zoned A-1. Robert Radice asked his question regarding the grandstand and the original request about Dejay Jones inspecting this and both Mr. Jones and Jamie Griffin stated that the insurance carrier is responsible for that each time it is put up and taken down. Robert Radice then stated all his questions had been answered through the course of the evening.

There were no public comments at this time and **Billy Rosener** made a motion to approve the re-zone request for parcels 13 28 4 001 004.001 (15 acres, 13 28 4 001 025.000 (30 acres) with a second from **Alex Miller**. The following votes were cast using a roll call vote:

AYE: Bob Caliento, Robert Radice, Billy Rosener, Alex Miller, Keith Martin and Brooke Dodson.

NAY: None

ABSTAIN:

Motion carried unanimously. It will go to city Council with a favorable recommendation Monday, March 23, 2026.

9. Adjourn

With no further business to discuss Billy Rosener made a motion to adjourn with a second from Robert Radice.

The meeting was adjourned at 6:20pm.

The meeting was attended, and minutes taken by Kym Rollan

ATTEST:


Madison Harris
City Clerk

SIGNED:


Bob Caliento
Chairman Helena Planning Commission