



PLANNING AND ZONING COMMISSION

APRIL 16, 2026

MINUTES HELENA CITY COUNCIL
REGULAR MEETING
APRIL 16, 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 6:00 P.M.
2. **Bob Caliento** led the prayer.
3. **Billy Rosener** led the Pledge of Allegiance.

4. Roll Call

Present:

Members: Bob Caliento, Billy Rosener, Alex Miller, Keith Martin, Brian Crumpton and John Earley

Absent: David Landrum, Brooke Dodson and Robert Radice

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 March 19, 2026, minutes, with a second by **Brian Crumpton**.

The following votes were cast using a roll call vote

AYE: Bob Caliento, Billy Rosener, Alex Miller, Keith Martin, Brian Crumpton and John Earley

NAY: None

Motion Carried.

6. Communication from Council

No communication from the council.

7. Unfinished Business

None stated at this time.

8. Hearing of applications

1. **Approve/Deny- Re-zone Request from B-1 Neighborhood Business District to B-2 General Business District- 5248 Highway 17-Parcel-13 8 28 1 001 018.000-Maggie Valley, LLC and Dan Rasmussen as owners.**

Bob Caliento opened this hearing of applications by asking the representative to speak on the request. Andrew Wilson with Maggie Valley LLC got up to present the case. He stated that this is a 2-and-a-half-acre tract of property that they are requesting a re-zone for. He stated that the property across the street is already zoned B-2 (Christan Brothers) and directly behind is B-3 and the RV lot storage all owned by the same owners.

He stated that there seemed to be a new corridor of B-2 along this area and tenants are more interested in the B-2 zoning. He stated that they did not have a current tenant at this time. Keith Martin (Building Official) showed on the map displayed the current zoning surrounding this potential re-zone property.

Public Comment:

1. Dan Nathan-Brandywine Subdivision-He stated that we just put in a new turn lane due to the increase in traffic and this area is getting very congested. He stated that when Christian Brothers was built no access was granted off of Highway 17 and the entrance is off of Magnolia Parkway. He stated that this request makes no sense at all and that he does not see an advantage to any of the residents located around this area. He stated that they already allowed the B-3 due to the low density/
2. Barbie Alford-1065 Chateau Drive-Brandywine Subdivision- She informed the commission that the B-3 property located behind her has been nothing but a problem with drainage and flooding issues. They have erected a steel type fence there and no one seems to be concerned about how this affects the residents.

Billy Rosener stated that he would be happy to discuss these issues with both residents at another time. The property for this request is at the front of this tract and we are addressing this currently. There will be time to make sure drainage and privacy issues are taken into consideration.

Dan Nathan brought up the agreement between the residents of Brandywine and Clayton Bailey Properties with regard to the B-3 and static nature of this property. Alex Miller and Brian Crumpton asked if there was an agreement in writing and did the city enter into that agreement? It was stated that the agreement was between the Brandywine residents and the property owners.

Alex Miller stated the agreement would not transfer to another owner. Bob Caliento then addressed that we are going to consider this re-zone currently. Dan Nathan brought up that the current re-zone signs are inefficient and need to be made brighter and bigger.

Billy Rosener stated this issue could be addressed with the commission and council.

Alex Miller stated that the newer guidelines required that run-off must be better than it was before with detention ponds an option for these issues. All factors will be addressed at the final plat stage.

There being no further discussion Bob Caliento entertained a motion. **Brian Crumpton** made a motion to approve the re-zone request from B-1 (Neighborhood Business District) to B-2 (General Business District) with a second from **John Early**. The following votes were cast using a roll call vote:

AYE: Bob Caliento, Billy Rosener, Alex Miller, Keith Martin, Brian Crumpton and John Earley.

NAY: None

ABSTAIN:

Motion carried unanimously. It will go to City Council with a favorable recommendation on Monday, April 27, 2026.

Approve/Deny-Henley Sector 2-Master Plan Modification/Preliminary Plat-Newcastle Development, LLC

Bob Caliento asked if there was a representative present for the next item. Brandon Todd with Newcastle Development was available and stating that when they began clearing the site they realized that there were some issues with the original plan of 11 lots and two cul-de-sacs originally planned. They are proposing a reduction in lot count from 11 to 6 with a dingle cul-de-sac which fits with the topography better. He stated that there would be a 37 to 38% reduction in disturbed land. This would be an improvement to the original plan. The commission asked about the house sizes and if they would be larger.

Brandon Todd stated that they would be similar to the original Henley in aesthetic but would be larger and some would have basements while others were not. Bob Caliento asked about the size of the cul-de-sac and would there be an issue for emergency vehicle turn around and Blair Perry (city engineer) stated that it was a standard cul-de-sac and there would be no issues. Alex Miller asked if these homes would be on grinder pumps with stations and Brandon stated that they would due to the topography of the land.

Bob Caliento asked Blair Perry (City Engineer) and Keith Martin (Building Official) if there were any issues with this request and both stated that everything looked good and they did not see any issues at this time.

There being no further discussion, Bob Caliento entertained a motion. Billy Rosener made a motion to approve the master plan modification for Henly Sector 2 with a second from Brian Crumpton. The following votes were cast with a roll call vote.

AYE: Bob Caliento, Billy Rosener, Alex Miller, Keith Martin, Brian Crumpton and John Earley.

NAY: None

ABSTAIN:

Motion carried unanimously.

9. Adjourn

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

The meeting was adjourned at 6:29pm.

The meeting was attended, and minutes taken by Kym Rollan

ATTEST:


Madison Harris
City Clerk

SIGNED:


Bob Caliento
Chairman Helena Planning Commission