



PLANNING AND ZONING COMMISSION

JULY 16, 2026

MINUTES HELENA PLANNING AND ZONING COMMISSION REGULAR MEETING JULY 16, 2026

The Helena Planning and Zoning commission met in a regular meeting on Thursday, July 16, 2026, at 6:00PM in the Helena Municipal Building, regular time and place for holding said meetings.

1. **Bob Caliento** called the meeting to order at 6:02 P.M.
2. **Brian Crumpton** led the prayer.
3. **Robert** led the Pledge of Allegiance.

4. Roll Call

Present:

Members: Bob Caliento, Robert Radice, Billy Rosener, Alex Miller and Brian Crumpton

Absent: David Landrum, John Earley, Keith Martin and Brooke Dodson

Visitors: Blair Perry and others (see attached list)

There was a quorum, and the meeting was open for business with the statement that the meeting would be run like a work session as there was not going to be a vote on the application tonight.

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

Bob Caliento made a motion to approve the minutes with a second from Billy Rosener.

Motion carried.

6. Communication from Council

None at this time

7. Hearing of applications

Site Plan Approval/Review DS with B-2 use 2559 Helena Road-Valvoline Instant Oil Change-HFA

Bob Caliento noted that this meeting would be a work session and then it was corrected that this would be a regular meeting but no vote on the application would happen tonight and that there had not been any input from the commission on the moratorium (ordinance 1043-2026). The presenters (Rick and Kelsey) for the site plan were available via the telephone for this meeting due to delayed flights. There was discussion regarding the proposed exit and entrance which was stated that the entrance and exit would not come off Highway 261 but the access road behind Seven Brew would be the entrance and exit for the Valvoline oil. This is a private road and Blair Perry (City Engineer) stated that The Tidal Wave was platted with a joint use easement and there is a joint use access agreement which will remain the same for the Valvoline.

Robert Radice asked about the dimensions and setbacks of the lot and Blair Perry stated that there is 35 feet on the front and 20 feet the rest of the way around this lot. Billy Rosener asked for an updated version of the plat as it was not accurate at this point. Robert Radice asked about the traffic and would it impact at peak times. Their hours are Monday through Friday 8:00am to 7pm Saturday 8am to 6pm and Sunday 9am to 5pm. Brian Crumpton asked whether the two bays would be profitable and the representative stated they had two models and based on this it would be profitable with a 2-bay system. Brian Crumpton stated he just did not want to see it vacant in a couple of years. Valvoline's representative stated that he has worked with them for several years and all of the projects he has worked on are still open. Blair Perry stated that this business model is a low traffic generator. Billy Rosener stated that they would get back with HFA regarding the site plan review and approval.

8. Unfinished Business-

None

9. Adjourn

There being no further business Bob Caliento adjourned the meeting at 6:25pm

Next meeting scheduled for August 20, 2026

Rollan

ATTEST:


Kym Rollan
City Clerk

SIGNED:


Bob Caliento
Chairman Helena Planning Commission