MINUTES HELENA PLANNING AND ZONING COMMISSION
REGULAR MEETING
AUGUST 20, 2026

1. Call to Order

Chairman Bob Caliento called the meeting to order at 6:00 p.m.

2. Invocation

Brian Crumpton led the invocation.

3. Pledge of Allegiance

Robert Radice led the Pledge of Allegiance.

4. Roll Call

Present: Bob Caliento, Robert Radice, Billy Rosener, Alex Miller, John Earley, Keith Martin, Brooke Dodson, and Brian Crumpton

Absent: David Landrum

Visitors: Blair Perry and others (see attached sign-in sheet).

A quorum was present, and the meeting was declared open for business.

5. Approval of Previous Meeting Minutes

Brian Crumpton made a motion to approve the minutes of the July 16, 2026, meeting. The motion was seconded by Billy Rosener.

Vote:

Aye: Bob Caliento, Robert Radice, Billy Rosener, Alex Miller, John Earley, Keith Martin, and Brian Crumpton

Nay: None

Abstain: Brooke Dodson

Motion carried.

6. Communication from Council

Brooke Dodson reported that there were no items to discuss at this time.

Billy Rosener announced that David Landrum had resigned from the Helena Planning and Zoning Commission. Applications for the vacant position will be accepted, and all board members will be required to reapply in September. Information regarding the application process will be distributed, and appointments are anticipated to be voted on at the first meeting in September.

7. Hearing of Applications

Final Plat Approval

Riverwoods Sector 12 (30 Lots) Harris Doyle Special District Planned Residential Development

Jerry Howard, Director of Development for Harris Doyle Homes, presented the request for final plat approval for Riverwoods Sector 12.

Mr. Howard stated that all utility as-built drawings had been submitted and that site preparation revisions required by the City had been completed.

Robert Radice referenced questions from notes taken during the May 27, 2026, review. Nathan of Foresite Group was present to address those questions.

Discussion included the temporary striping and installation of the right-turn-only lane. Mr. Howard confirmed that the necessary signage had been ordered and that an existing sign was already in place.

Questions were also raised regarding the buffer between the development and the Husky Mart along Highway 52. Nathan explained that a dedicated 15-foot planted buffer would be provided, with portions exceeding the minimum width requirement.

Alex Miller inquired about Lot 21. Nathan explained that all lots were designed to meet City standards. The drainage easement had been relocated closer to Highway 52, and the revised easement is identified on the final plat.

Bob Caliento questioned references to setback requirements. Blair Perry confirmed that the plat reflects 25-foot setbacks and that no provision exists for 15-foot setbacks within the submitted plat. Mr. Howard noted that previous phases, including Sectors 10 and 11, contained reduced front setbacks.

Discussion followed regarding utility easements, with Mr. Howard stating that the proposed 10-foot utility easement met the requirements of the City Engineer.

Commission members also inquired about bonding requirements. Mr. Howard stated that the required bonds had not yet been submitted but would be in place before the plat is considered by the City Council on September 14, 2026.

Blair Perry reported that he and Building Official Keith Martin would conduct a final site walkthrough to review sidewalks and any remaining items prior to the Council meeting.

Robert Radice asked if Lot 17 met ADA compliance requirements, and staff confirmed that it did.

Alex Miller asked about traffic flow and modifications to the right-turn-only lane on the east side of the development. Mr. Perry explained that sight-distance concerns existed at that location, but a cut-through behind the guardhouse should help alleviate traffic issues.

Mr. Perry further noted that, although he had reviewed the final plat, a standard right-of-way dedication paragraph would need to be added prior to recording.

Additional discussion addressed a storm structure identified on one of the lots. Nathan explained that it was an older structure and would not create any issues for the development.

Chairman Caliento asked Building Official Keith Martin whether any outstanding issues remained regarding the final plat. Mr. Martin stated that there were none.

No public comments were received.

There being no further discussion, Billy Rosener made a motion to approve the final plat. John Earley seconded the motion.

Roll Call Vote:

Aye: Bob Caliento, Robert Radice, Billy Rosener, Alex Miller, John Earley, Keith Martin, Brooke Dodson, and Brian Crumpton

Nay: None

Motion carried.

The application will be forwarded to Helena City Council for consideration on September 14, 2026.

8. Unfinished Business

None.

9. Adjournment

There being no further business, Chairman Caliento entertained a motion to adjourn. Billy Rosener made the motion, seconded by Brian Crumpton.

The meeting adjourned at 6:19 p.m.

Next Meeting

September 17, 2026

ATTEST:

Kym Rollan
City Clerk

SIGNED:

Bob Caliento
Chairman Helena Planning Commission