



AGENDA

Planning Board Meeting
Monday March 22nd, 2021 @ 6 p.m.
Community Service Center
Third Floor Conference Room

Please turn off or silence all cell phones and electronic devices.

Everyone is respectfully asked to follow these Board Rules of Procedure:

- **To address the Board, please state your name & address for the record.**
- **Please speak loud enough for the entire room to hear your comments.**
- **Please address all comments to the Board as you are not in a debate with other presenters or members of the audience.**
- **Please be respectful to other speakers, presenters and members of the audience.**
- **No sidebar conversations will be allowed. Private conversations and whispering in the audience during the meeting is very disruptive so please step out of the room for any such conversations.**
- **If phoning into meeting, please press *6 for self-muting until you have a question or comment, prevents voice-back and echo during the meeting.**

[Planning Board Meeting 3-22-21](#)

Due to COVID-19 and social distancing guidelines, we are urging members of the public with interest in the below Public Hearing to please call in to Conference Call Phone.

Dial-in number (US): (425) 436-6372

Access code: 254398#

Online meeting ID: adlc_planning

Join the online meeting: https://join.freeconferencecall.com/adlc_planning

For additional assistance connecting to the meeting text 'Call Me' to the Dial-In number above and you will be called into the conference. Message and data rates may apply.

Call to Order

Rose Nyman, Chairperson

Approval of Minutes

Monday, February 22nd, 2021

Discussion and/or action if necessary

Introduction of Christine Klanecky, Newest Board Member

Discussion and/or action if necessary

Public Hearings

1. A PUBLIC HEARING on a Major Subdivision request by Penn St. Development, LLC to subdivide a Tract of land on Pennsylvania Ave. between Cedar and Birch Streets. The preliminary plat proposes the creation of 13 residential lots from the existing 2.5-acres. The land is located in the Medium Density Residential Development District (MDRD). Pursuant to Sec. 16-64 of the DPS, a public hearing is required before the Planning Board for their consideration to recommend preliminary plat approval to the ADLC Commission. Property is legally described as:

S03, T04 N, R11 W, C.O.S. 231A, PARCEL 2B

Discussion and/or action if necessary



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2. A PUBLIC HEARING on a Major Subdivision request by Anaconda-Deer Lodge County (ADLC) to subdivide a tract of land in the East Yards parcel of Anaconda. The preliminary plat proposes the creation of 18 non-residential lots from the existing 91- acres. The land is located in the Railroad Transitional Development District. The subject property is located south of Montana Highway 1 and north of Smelter Rd. Pursuant to Sec. 16-64 of the DPS, a public hearing is required before the Planning Board for their consideration to recommend preliminary plat approval to the ADLC Commission. Property is legally described as:

S01, T04 N, R11 W, C.O.S. 456A, ACRES 91.34, TRACT 1-E EAST YARDS FRONTAGE
Discussion and/or action if necessary

3. A PUBLIC HEARING on a Major Development Permit (MDP) request by River Properties LLC to construct 15 condo-style cottages with an office/gym and chapel. The property is located on the north side of Pennsylvania Ave and Pizzini Way and south of Warm Springs Creek. The property is located in the Medium Density Residential Development District (MDRD) and pursuant to Sec. 24-83, an MDP is required for any proposed special use in the district. Property is legally described as:

S03, T04 N, R11 W, C.O.S. 231A, PARCEL 1
Discussion and/or action if necessary

Old Business

Discussion and/or action if necessary

New Business

Discussion and/or action if necessary

Board Comments and Questions

Staff Comments and Questions

Miscellaneous/Public Comment

Next Meeting

Monday, April 12th, 2021

Adjournment

Rose Nyman, Chairperson

Discussion and/or action if necessary