



Anaconda-Deer Lodge County

Board of Adjustment Minutes

Wednesday, June 6th, 2019

ALDC Building, 3rd Floor Conference Room

4 p.m.

Meeting called by Bill Johnson, Chairperson
Type of meeting Meeting Extension
(client was involved in car accident and could not attend last meeting)

Members Present: Bill Johnson, Chairperson; Donna Kostelecky, Vice-Chair; Glen Gutcheck

Staff: Chas Ariss, P.E., Planning and Public Works Director; Gayla Hess, Planner I; Carlye Hansen, Planning Department Secretary

Minutes taken by Carlye Hansen

AGENDA TOPICS

Call to Order

Meeting was called to order at 4 pm by Art Bill Johnson, Chairman.

Public Hearing

Variance 19-001

Request by Applicant, Nicholas Corr, Corr Concepts, LLC, dba Montana Affordable 4 x 4's and Auto Sales, for a variance (V19-001) to allow off-street parking in the Central Business Development District (CBDD) between the principal structure and the street) to establish a used car dealership at 300 W. Park. Applicant also requests relief from the lease requirement of a five-year agreement for a site which will use off-street parking. The subject property is 300 West Park Avenue, and is legally described as: Anaconda Original Townsite, S03, T04N, R11W, Block 222, Lot 22-24, POR Lot 22, 580 FT, Lots 23-24.

Staff Report

Gayla Hess, Planner I, reviewed the staff report put together by her and her office. The applicant is requesting relief from the standard in the Central Business Development District which states that there shall be no off-street parking. Mr. Corr would like to open a used car dealership which would require off-street parking which is parking between the structure on the lot and the street. They are also requesting relief from the lease term which is stated within our city code of ordinances. In addition to the report that was prepared, Mr. Corr has provided a site plan with a lay out how he anticipates parking the cars on a longer term basis and has included areas for employees as well as customers. Since this report was written, Mr. Corr has been in negotiations



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with Tony Puccinelli who owns the lot adjacent to this and part of the building. She has also received several comments from the public, which she can either pass out to the Board members or hold until the public comment period. Bill Johnson asked that these be passed out now. There were several conditions of recommendations proposed on the staff report.

Donna Kostelecky questioned that normally variances like this are for five years, but that this is only a 6-month agreement. Gayla explained that Mr. Corr is only setting up a 6-monthly lease at this time as he is wanting to try out the business at this location and he has the option to purchase the property from both property owners of this is successful.

Bill Johnson asked why the county requires a 5-year lease and if there is a reason for this, why is this ok? Gayla states that this is in the parking appendix regarding the 5-year lease, probably so there is not a lot of turnaround, however, since this applicant is looking at purchasing it would be a longer term stay if the 6-months worked out.

Applicant Statement

Mr. Nick Corr was here and explained what his business would entail, the vehicles that would be kept on the lot, as well any vehicles that may be on the street. They did a mock parking exercise and it is only a 10 to 15 car maximum situation at most. This is a very small parking situation. . If you refer to the map that he drew, there is still plenty of room for cars to pull in, drive through, customers will be able to stop and leave their car, or whatever. They can park on the street or the lot. There will be maybe six or seven cars upfront, four or five cars on the side, and then the sidewalk that runs through there. He states that he will only be parking vehicles on the lot itself with plenty of easy access for people to pull in and out at the same time. He is just trying to make everyone happy, do the lay out, and answer questions. They will not be an auto repair shop. Tony's side has a wash bay, so they will be doing some detailing, but there will be no service repair shop with any loud noises, etc.

Bill Johnson asked Mr. Corr if he had experience in this business and Mr. Corr stated that he owns Montana Affordable 4 x 4's out of Butte and that has been open for 5 years. He explained his business and the business plan as he does not compete with larger car dealerships. He is trying to cater to folks who have poor credit and have trouble coming up with the finances for a standard dealer. He had never worked at a dealership before, more or less has made his own rules, and it has worked fairly well.

Donna Kostelecky confirmed that the employees could park on the street if they wanted as that would be a transient parking situation.

Public Comments



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Mr. Gordon Ross, 310 West Park had three questions of Mr. Corr. First was in regards to adding lighting. He lives next door and he has multiple concerns in regards to this. Mr. Corr explained that he really doesn't need too much lighting with being on Park Street. His plan is a motion sensor lights that will kick on if someone walks on the lot, and they will kick on for only 10 to 15 seconds. His second concern was advertising and signage. Mr. Corr states that they will have a banner probably where the roof slopes a bit, across this. He is also going to use the old Razor's Edge sign, he will replace it with a small sign for his company. This will not be lit. The third concern is in regards to young children that circle the lot. He states that it is rather old school where kids are actually out playing in public opposed to being on video games and he doesn't want to see that change or be a danger to these children. He is concerned about the safety with the business traffic. He wants Mr. Corr and his employees to be very aware of this. Mr. Corr states that this a similar issue that he has in Butte and he has not had any issues with anything such as this. States that he has never had an incident and cannot state that there won't be an incident, but he feels that this a small lot and children and pedestrians, as well as customers, would be easy to see.

Corletta Lucus, manager of the liquor store across the street stated that her only concern is parking as they do get liquor deliveries every day. She just wanted to make sure that parking is adequate and stated that, otherwise, her questions were answered.

Calvin Trainor, who is a neighbor, on the Commercial Street side of this property sent a letter to Gayla Hess. Planner 1, as he was not able to attend this meeting tonight. Bill Johnson read this letter to the Board. Copy of this is attached. Mr. Corr addressed these issues. Mr. Corr stated that he understands the comments regarding street corners in Anaconda, and that there are huge blind spots throughout the city. He does not feel that this will be any worse here than any other spot in Anaconda, however, he does get the concern. He states that the cars on the lot will not obstruct views. Mr. Corr stated that the issue regarding chemicals is a moot point, as the only item they will have on premises will be car wash soap. He reiterated that there will not be any vehicle servicing done at this residence. Regarding snow removal, he feels that this is something that everyone needs to deal with and figure this out. He states that he will have a 4-wheeler running around and keeping up with snow removal if it becomes as such and the does understand that MDT plows Park and commercial and that the County serves Locust Street.

Kitty Basirico just wanted to state that a lot of the above concerns that have been expressed this afternoon are the same as her. She is concerned about the child safety. She is also concerned about her view being cut off from Locust when she is pulling out onto Park Street. She actually feels that not many folks actually respect 25 mph. She feels this is very risky. She is actually surprised by the amount of traffic on Locust Street. She is also concerned about water runoff, as his area does become very slippery.

Bill Johnson asked if the city could block off what is considered Spot #4, but Chas noted that again this is Park Street, which is a state highway and they would have to go through MDT for this. Mr. Corr stated that he could park a 4-wheeler out there that is small and would take up the spot for better visibility.



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Mr. Gutcheck again stated that they have put yellow stripes on the intersection corners. Again, Mr. Ariss stated that this would have to have been the state, but again these areas that do have yellow paint on them have traditional curbing. Mr. Corr stated that there is yellow paint, although faded, on these areas in question and there is a small curbing present. This may be addressed by MDT.

Motion is made by Donna Kostelecky, to approve Variance 19-001 as read and discussed with the conditions as attached by ADLC; seconded by Glenn Gutcheck. Motion passes 3-0.

TBA

Next Meeting Date

Adjournment

Meeting was adjourned at 4:40 p.m.

Respectfully submitted,

Carlye Hansen

Carlye Hansen, Planning Department Secretary