

Section

Zoning Ordinance
Days Noted

11-2-5 H	20 business days
11-2-8 E.4	20 business days
11-2-8 E.4a	5 business days
11-2-8 E.4b	35 business days
11-2-8 E.4b	5 business days
11-2-8 E.4c	5 business days
11-2-11 E	5 business days
11-2-13 C	15 days
11-2-13 C	25 calendar days
11-2-13 F	20 business days
11-2-13 G	5 business days
11-2-14 C	15 calendare days
11-2-14 D	15 calendar days
11-2-14 H	20 working days
11-2-14 I	5 working days
11-2-15 C 4	15 calendar days
11-2-15 E	35 business days
11-2-15 E	5 working days
11-2-17 C	28 cakebdar days
11-2-17 E	21 days
11-2-18 D	5 days
11-2-18 D	60 calendar days
11-2-18 D	15 claendar days
11-2-18 F	7 business days
11-2-18 G	30 business days

Words , Phases, and Vocabulary Difficult to Enforce

1. general welfare
2. efficient
3. most restrictive
4. properly
5. private
6. final
7. responsible
8. validity
9. proper
10. interpretation
11. traditional
12. mass
13. complete (used throughout)
14. if applicable
15. as applicable or if applicable
16. minor
17. deemed to be
18. may act or issue
19. reasonable
20. the word "all" used throughout
21. "will be"
22. appropriate
23. consent
24. good cause
25. fraudulent
26. ensure
27. insure
28. deemed
29. all relevant
30. the phrase "any"
31. spirit
32. goals and objectives
33. intensity
34. simple
35. may be needed / may require
36. if needed
37. fulfillment of all
38. proper function
39. adverse effect
40. mutual consent
41. in the judgment of
42. the word "any" used throughout
43. more effectively
44. most appropriate
45. enhance
46. sufficient
47. favorable
48. relatively
49. Small town character/appearance
50. Considered or not considered
51. incidental
52. customary
53. attractive
54. desirable
55. High-quality
56. Reasonable
57. overbuilt
58. opinion
59. morals
50. unique
51. Extraordinary
52. maximum
53. Adequate
54. Western town
55. sustainable
56. affordable
57. United States Constitution
58. High quality
59. perpetually
60. Level of conflict
61. major
62. ambiguity

PUDs from Madison County Subdivision Regulations

7.

Planned unit developments (PUD)

The subdivider may choose to submit a proposed subdivision application as a PUD.

a.

Purpose

The purpose of this subsection is to allow flexibility in design and development standards, in cases where the subdivider proposes a creative concept which clusters development to promote the efficient provision of services and the preservation and enhancement of open space and other natural or cultural features. The PUD concept supports the planned development of an individual tract for either a single land use such as residential, or for a harmonious combination of land uses, such as a mixture of residential and commercial.

b.

Special requirements

In addition to the standard application package requirements discussed in Chapter II of these regulations, a PUD subdivision application must demonstrate a clustered development design and include the following information in narrative form:

(1)

A description of proposed open space and recreational facilities, roads and any other public improvements;

(2)

A description of plans for the long-term management of open space, whether commonly owned or not;

(3)

A description of plans for the long-term management of common facilities or property;

(4)

A schedule for installing proposed road and utility improvements;

(5)

A description of any proposed modifications from the design and

development standards outlined in this Chapter; and

(6)

A statement of how the proposed PUD would accomplish any or all of the following purposes:

(a)

Preserve to the maximum extent possible, the natural characteristics of the land including topography, vegetation, streams, and other bodies of water.

(b)

Provide economies in the provision of roads and other public improvements.

(c)

Preserve productive agricultural lands, wildlife habitat, or other significant open space.

(d)

Protect important historic sites or structures.

(e)

Provide development facilities for recreational purposes.

A PUD project must advance three or more of the five purposes outlined in (6)(a)-(e)above.

A PUD does not have to adhere to all of the design and development standards outlined in earlier subsections of this chapter. The planning board shall consider any request for modified standards as a part of its Chapter IV-40 overall review of the proposed PUD. Such request for modifications shall Not be treated as a variance request, as described in Section V-B, of these regulations.

ENNIS SENIOR CENTER MINUTES JULY 11, 2017

Meeting was called to order at 8:33 a.m. with Lynn Foreman, John Heckler, Neil Kent, Bob Loveland, Cindy McKitrick, Briana Nelson, and Bernie Oglietti in attendance. After discussion Bernie made a motion to approve the June minutes with amendments. Bob Loveland 2nd the motion and all were in favor. Cindy will email Lynn a new copy of the June minutes with the revisions.

Finance Report-

- See attached for Balance sheet and profit and loss
- See attached for food costs
- Lynn will approach Brian Vincent (town commissioner) about receiving \$20,000 from the Town of Ennis for Capital Improvements.
- Our check from Area V was about \$3,200.00 for 2 months

Committee Reports-

- John will remove the broken freezer in the kitchen and replace it with a work table
- Walk-in cooler seems to be doing better
- We are moving the ice machine over by the drink station
- Lynn reported that the Hospital meals are going great and we served 93 meals in June to the staff and patients.
- See attached for meal counts
- See attached for Square point of sale follow up
- John is going to spray weeds around the building
- PieceMakers Quilt Guild will hold class and Quilts of Valor on Saturday July from 10-3
- There will be a purse show on July 9th from 3-7. This group donated \$100 to the Senior Center for letting them use the building.
- Pinochle and Bridge after lunch is going good

- Bernie is going to coordinate court community service hours with Art (The Town of Ennis), Ross Lingle (The School Guidance Counselor), and Sam Stocket (Youth Court).
- Bernie is going to ask if the Vo-tech department would like to volunteer on the expansion of the Senior Center

Expansion Project-

- Bob Loveland is going to meet with Lary Garrison (District 37 Lion's Club Governor) to ask how LCFI will disperse the Grant to us
- Lynn is working on all the publicity for the expansion, that is required to receive the grant. Photos, ads, flyers etc. etc.
- See attached for all information regarding the expansion update
- Lynn is going to ask Montag's if they would consider sponsoring the installation of the automatic doors we need in our new entry. These doors are something we feel would should NOT skimp on to save some money

Fund Raising-

- No word from FMVB
- Lynn is still working on Fall Biathlon or Triathlon
- Lynn is working on art work for the expansion including the Lion's Pin that was donated to the Senior Center.
- Bernie is working on Poker tournament that doesn't conflict with Lion's Club poker tournament and school scholarship poker tournament

NEXT MEETING IS AUGUST 8, 2017 AT 8:30 A.M.

Meeting was adjourned at 10:25 a.m.

From: **John Heckler** <johnsheckler@gmail.com>
Date: Sat, Mar 17, 2018 at 9:27 AM
Subject: Specific Topics of Discussion for April 17th session
To: Ginger Guinn <gingerg@ennismontana.org>
Cc: Blake Leavitt <blakel@ennismontana.org>

Ginger,

Please post this question on the Town's web site for public comment on the proposed zoning ordinance.

There is a posting concerning this session stating that it will focus on Commercial Zoning Requirements. Please be specific on the exact paragraphs and requirements that our group should be prepared to address at this session. Will the topics include?

1. Permit applications for commercial
2. Zoning Administrator requirements to review commercial properties
3. Variances for Commercial Properties
4. Traditional Commercial Districts versus Core Commercial developments
5. Commercial/Industrial Development
6. Highway Entrance Commercial
7. Board of Adjustment actions on Commercial development
8. Plan review for Commercial properties
9. Mixed Commercial/Residential Districts
10. Commercial Signage
11. Commercial Landscaping
12. Chapter 4: Supplementary Regulations as they relate to Commercial
 - parking
 - noise
 - landscaping of parking areas
 - shared parking
 - off street parking and loading
 - parking spaces in relationship to commercial type
13. Standards for Certain Uses and Structures - Commercial
14. Bike Racks for Commercial Properties
15. Commercial and Industrial Use Standards
16. Side Walk requirements for Commercial

17. Fencing Standards - Commercial

18. Commercial Non-Conforming Buildings and Properties

19. Noise level limits in Commercial areas

20. Set back requirement for Commercial properties

As you can see, there is a lot of topics in. the proposed zoning ordinance concerning "Commercial".

thank you,

John S. Heckler



Please post on the Town's discussion of Draft Zoning Ordinance - Missing materials

John Heckler <johnsheckler@gmail.com>

Sun, Mar 18, 2018 at 6:34 PM

To: Ginger Guinn <gingerg@ennismontana.org>

Cc: Blake Leavitt <blakel@ennismontana.org>

Bcc: John Bancroft <johnb@3rivers.net>, jaime roberts <jimsing59@yahoo.com>, Robert Loveland <bdlove2@3rivers.net>, johnsheckler <johnsheckler@gmail.com>

Ginger,

In review of the draft ordinance, we feel that there are several missing references. The draft ordinance appears to delegate authority to the documents that have been referenced? If these documents do not exist at this time, it is recommended that the Town develop these documents prior to referencing them. How does one know what to do if there is missing information? The following documents/positions are referenced. It is noted that the Ennis Growth Policy of 2014 is available to read and it is recommended that all reviewers read this policy to fully understand its influence on the draft zoning ordinance.

1. Ennis Growth Policy (2014 is the latest version we could find)
2. "Official Zoning Map of Ennis Montana"
3. Regulations promulgated by other agencies
4. Certificate of Occupancy
5. Section 10-4-7
6. Town Transportation Design Standards or later referred to as the Ennis Transportation Design Standards
7. Guide for the Provision of Bicycle Facilities American Association of State Highway and Transportation Officials (AASHTO)
8. references to the "Town Planner" ? Does the Town have a Town Planner?
9. Ennis Subdivision Regulations
10. Landscape Plan Requirements and Form

We have only completed a partial review of these apparent external requirements at this time

We recommend that all of these documents and references be made available for review prior to adopting any new zoning ordinance as long as these documents are referred to for standards and enforcement provisions.

Please include this topic in the future public input and discussions.

thank you,

John S. Heckler