

**BOARD OF ADJUSTMENT MEETING
ENNIS TOWN HALL
JULY 9, 2020
6:45 P.M.**

Open Meeting: Commissioner Roberts opened the Board of Adjustment meeting at 6:50 p.m.

Members Present: Bancroft, Ranson and Roberts. Schroeder was present via GoToMeeting. Hardy, absent.

Variance Request: The request is for a 0 ft. lot line on the East side of the property and a 20 ft. front yard setback. At present the existing structure on the East side of the lot is inches from the property line and 21' 6" on the South side (front yard) of the lot. The property is located at 104 E. Ennis Street, Lot 30A, Block 5, Ennis Addition, Ennis, Montana. The Variance request was submitted by Patrick Johnson.

Review: Roberts reviewed the Variance Request with the other Commissioners.

Discussion and Vote(s): Roberts made a motion to approve the 20-foot setback request for the front yard. Ranson seconded the motion.

Ranson asked Behar for his opinion. Behar stated he has no opinion on the 20' front yard setback request.

Roll Call Vote: All Commissioners voted yes. Motion approved.

Discussion on the 0-foot lot line on the East side of the property.

Behar stated he believes the 0-foot lot line benefits the old house. The improvements will allow the house to look more symmetrical and beautifies the neighborhood.

It was suggested the "posting" on the property for such requests that deem a posting is necessary should be larger and made to stand out so people will readily notice them.

Mr. Johnson was asked how tall the structure be. He stated it will match the height is in now and he will build in the existing footprint.

Mr. Johnson further stated: If his request for a variance is not granted, the property will not have a practical driveway or garage but a steep driveway and garage that collect water and vegetation debris into the basement. Furthermore, it continues the hazardous conditions for pedestrians and drivers when a vehicle is exiting the steep driveway entering East Ennis Street with near zero visibility for traffic. Without the variance, the value and usefulness of the property is greatly diminished.

Roberts stated the property was bought non-conforming and this addition makes it even more non-conforming. She feels this is not the way to go.

Johnson suggested another plan in which he would build a garage off First Street and build the addition on the house to within 5' of the East property line.

The Variance Request was tabled for one month awaiting new plans coming to Behar to see if the revised plans meet zoning codes.

**ENNIS TOWN COMMISSION MEETING
ENNIS TOWN HALL
JULY 9, 2020
7:00 P.M.**

Open Meeting: The Ennis Town Commission meeting was opened at 7:12 p.m.

Pledge to the Flag

Commission Present: Bancroft, Ranson and Roberts. Schroeder was present via GoToMeeting. Hardy absent.

Minutes: The Board of Adjustment minutes from June 11, 2020 were reviewed by the Commission. Bancroft made a motion to approve the minutes. Ranson seconded the motion. Roll Call Vote: All Commissioners voted yes. Motion approved.

The minutes from the June 11, 2020 Commission meeting were reviewed by the Commission. Bancroft made a motion to approve the minutes. Roberts seconded the motion. Roll Call Vote: All Commissioners voted yes. Motion approved.

Public Comment on Non-Agenda Items: Brent Barsdale (204 E. Ennis Street) stated he has a building permit in for approximately a year and cannot get it approved and would like the matter rectified.

Behar said he is aware of this and nothing has been done due to the Mayor instructing him not to give any permits in which there would be alley access. Behar further stated there is nothing in the current zoning codes that prohibits alley access.

Barsdale said he is limited to what he can do with the lot because of Shriver Ditch running through the property. There is nothing in code to deny this and he wants to know why he is being denied. He said he is willing to meet with the Mayor/Commission/Whoever else to show them the property. He wants to do this sooner than later so he can move forward. A meeting on July 16, 2020 @ 9:00 a.m. was set. Commissioner Bancroft, Mayor Leavitt, Kelly Elser and Art Behar will attend the meeting with Mr. Barsdale.

Patrick Johnson stated he submitted complete application materials for his Variance Request 1 month in advance of the July 9th meeting. The Board of Adjustment members viewed the materials after hastily searching for 5 minutes during my meeting. There has to be a better process to view and understand Variance Request application materials.

The Mayor responded: Duly noted.

Main Street Demonstration Project: Roberts said she submitted a plan for a Main Street Demonstration Project to look at improvements such as crosswalks. She gave a briefing of what the project will encompass. The Demo will last until the 3rd week in October.

The Mayor asked what problems could come up with the Department of Transportation. It was stated that MDT previously changes on Main Street will change their maintenance. Roberts stated she thinks this can be worked out with MDT.

Kelly Elser asked about the cost of the materials which he estimates being the \$4000 range. He also asked where the supplies are to be stored post the Demo project. Roberts stated, if needed we can come up with some creative means to store the supplies.

Roberts stated she will work on getting volunteers for labor.

Ambulance Rent: The Mayor spoke of this at the meeting last month.

Ranson asked for this to be tabled until more information is received.

Discussion: Tabled

Street Light District: Tabled

Capital Improvement Plan: There was discussion on having a 5-year plan. Some ideas for the plan are: Improvements in front of Town Hall, Electric Vehicle charging stations and Water and Sewer needs.

If Commissioners or employees think of items that are needed on the Capital Improvement Plan, they are to send them to Ginger Guinn.

Department Reports: Library: Karen Ketchu submitted a written report for review. She was asked if people are wearing a mask to come into the Library and she stated it is about 50-50. There was some discussion on making masks mandatory in the Library.

Ambulance: Patti Austin submitted a written report for review. She stated they have had one more Covid transport. One EMT is on quarantine until July 18th. The Mayor asked about a missed call on July 5th. There was some discussion on how this call was handled in the end.

The Mayor talked about what and where the Ambulance Service is going to be in the future. The next meeting on planning changes is July 14th.

Police: John Moore submitted a written report to the Commission for review. He told the Commission that on Friday the traffic was a nightmare and letters for RV parking have been sent.

**Marshall Bettendorf thanked John for how he handled things on the 4th of July.

Public Works: Kelly Elser gave a verbal report of activities in Public Works to the Commission.

Zoning: No report. There was some discussion on zoning matters.

Clerk: Ginger Guinn submitted a written report for review. Ginger told the Commission that Black Mountain has reduced the price of "Public View" to \$750 annually and suggests we go with it. She asked for approval to order Public View prior to the budget being finalized. The Commission agreed. There was also discussion on the need to obtain a new laptop

for remote work for the office. Kelly Elser stated Public Works also needs one. The Commission gave approval to get these ordered as well.

Mayor Report/Comments: There have been lots of Ambulance meetings. The public needs to be aware of the process and what is going on to encourage talking to Ambulance personnel to get their view. The Mayor explained what duties, liabilities, etc. the Town has regarding the Ambulance.

This is a Covid heavy time. He has locked down the office to the public. We must do what we can to protect ourselves and the public. John Moore gave statistics from yesterday for the State and Madison County. There was discussion on the County Health Department and how it is handling, or not, this matter and what happened at their meeting today.

Commission Comments: Bancroft asked why we can't get the pill box emptied. John Moore stated: Because they haven't come to get it for various, numerous reasons.

Claims: Ranson made a motion to accept the claims. Roberts seconded the motion. Roll Call Vote: All Commissioners voted yes. Motion approved.

Adjourn: Bancroft made a motion to adjourn. Roberts seconded the motion. Roll Call Vote: All Commissioners voted yes. Motion approved.

The meeting was adjourned at 8:50 p.m.

Executive Session: The Commission went into executive session to discuss and employee matter.

Adjourn: Bancroft made a motion to adjourn the executive session. Roberts seconded the motion. Roll Call Vote: All Commissioners voted yes. Motion approved

The executive session was adjourned at 9:25 p.m.

Blake Leavitt, Mayor

Ginger Guinn, Clerk/Treasurer