

**TOWN OF ENNIS PUBLIC HEARINGS AND COMMISSION MEETING
MAY 19, 2022
6:15 PM
ENNIS TOWN HALL**

PUBLIC HEARING

2nd Reading of Ordinance #147 An Ordinance to Abolish Ennis Ambulance Service

No public comment

2nd Reading of Ordinance #148 An Ordinance to Lease Space at 328 W. Main to Madison Valley Medical Center

No public comment

2nd Reading of Ordinance #149 Repealing and Replacing Town of Ennis Business License Title 3 All Chapters Except Medical Marijuana

No public comment

Pippin Conditional Use Permit Application for Commercial/Industrial Warehouse space

Staff Report – Susie Sprout reads from her staff report verbatim.

40/50 Conditional Use Permit Application for construction of six, three-story condominium units on 1.71 acres/North 40 Subdivision

Staff Report – Forest Mandeville reviews his staff report.

Applicant briefs on their findings.

Meeting opened at 6:25 pm

Commission present: Hankins, Palmerton, Ranson, Hardy

Vote on Ordinance #147: Abolishing Ennis Ambulance Service

Palmerton moves to approve. Ranson seconds. No public comment. No commission comments. Mayor calls to vote. All vote yes.

Vote on Ordinance #148: Lease of garage space to Madison Valley Medical Center

Palmerton moves to approve. Hardy seconds. Mayor calls to vote. All vote yes.

Vote on Ordinance #149: Business License, Repeal and Replace

Ranson moves to approve. Hardy seconds. No public comment. No commission comments. Mayor calls to vote. All vote yes.

Vote on Pippin Conditional Use Permit

Hardy moves to approve. Palmerton seconds. No public comment.

Commission comment – Ranson states major site plan should be required due to the size of the lot being larger than 5,000 sqft. Per code 11-4-20C; also has concerns with no parking conditions – she states that according to Town Code property needs to be paved, striped and storm water drainage plan provided. Ranson would like landscaping plan provided with CUP and not prior to permit. Pippin comments on precedent set by Town not requiring other projects to follow conditions listed for his project. Hardy comments in favor of zero-scape.

Ranson amends previous motion to include condition 14 – parking shall follow Town Code 11-4-10B. Hardy seconds. Pippin comments that the Town should review the restrictions for the setbacks for lots under 1 acre.

Mayor calls to vote. All vote yes.

Vote on 40/50 Conditional Use Permit

Ranson moves to approve. Hardy seconds.

Mayor questions certification of subdivision approval from DEQ. Johnson and Vujovich comment on capacity of water and sewer regulations meeting DEQ.

Hardy brings up concerns with building height and fire. Johnson states that state requires sprinkler system. Olson confirms size of water line to service sprinklers – 4” is confirmed from Mike Sprout. Hardy asks about price per square foot. Johnson states there is no way to hazard a guess. Mayor asks about choice for abundant parking. Johnson speaks to plans for extra parking for many reasons – no parking on Otis, do not want to congest main thoroughfare. Hardy asks about stormwater drainage plans. Johnson comments on the team using engineer to make sure grade is proper and speaks on open land available to direct storm water to avoid retention ponds.

Vujovich comments on the October 2021 capacity report from DEQ laid out final assessment from Great West regarding water and sewer capacity.

Hardy makes motion to include findings as written in staff report. Allison seconds. Mayor calls to vote. Hardy, Allison, Hankins, Ranson vote yes. Palmerton votes no.

Vote on Master Plan

Hardy makes motion to approve document work done on Master Plan for Town of Ennis as all deliverables in the scope of work have been completed. Ranson seconds. No public comment. Mayor makes comments on adopting with the understanding that the Master Plan is a working document. Hardy reads from Master Plan that clarifies the document is not regulatory in any way.

Hankins asks what the process for amending the document would be and if hearings are necessary. Confirmation that it is a working document and Cushing Terrell can be hired to make changes.

Mayor calls to vote. Allison, Hardy, Ranson vote yes. Palmerton and Hankins vote no. Motion passes with majority.

Adjourn

Ranson moves to adjourn. Palmerton seconds. Mayor calls to vote. All vote yes.

*Live recording of all Town of Ennis Public Meetings is available for viewing on YouTube at the following link or by searching “Town of Ennis Montana Public Meetings”

<https://www.youtube.com/channel/UCFA-L4QnVfTQqOD2QEOsWVA>

Nici Haas, Mayor

Brittney Hirsch, Deputy Clerk