

LINCOLN COUNTY PLANNING BOARD

AGENDA

October 21, 2014 – 5:30pm
Lincoln County Courthouse – Libby

1. MEETING CALLED TO ORDER - **5:30PM**

In attendance, Paul Tisher, Kirsten Holland, Mark Romey, Michael Hobbs, John Damon, Bonny Peterson, and Lisa Oedewaldt

Public Audience: *Buck Schermerhorn, Jeff Kintla*

Before meeting started, Paul introduced Lisa Oedewaldt as the new Planning Director.

2. APPROVAL OF MINUTES

Lisa stated there was nothing on the PC to indicate a September meeting, and that Lisa had no access to Kristin's emails.

3. PUBLIC COMMENT ON NON-AGENDA PLANNING BOARD ITEMS

Buck Schermerhorn talked about the Deluca and Halpenny completions documents and wants to add to public comment but wasn't sure if the board can act on them since they were not on the agenda. He wanted to get them done and signed; but there was one outstanding issue on the Halpenny condition of approval about bringing the old existing dock to current standards.

HALPENNY:

The current doc falls under 76.10.201 (6)a/b which states, (a) Any non-conforming building or structure, prior to December 8, 2010 may be continued and maintained; provided there is no physical change other than necessary maintenance and repair and)b) A building or structure which is non-conforming shall not be added to or enlarged in any manner unless such addition and enlargements, is made to conform to the requirements of these regulations (requiring a permit.)

DECISION: The Planning Board made a decision that the existing dock is a non-conforming structure but that nothing is being added or amended to the footprint so the dock would be considered grandfathered and the condition can be removed.

Lisa will go out to the two (2) docks for final review on 11/6/14 to sign off on the completion letters as long as the board approves the two (2) finals.

4. AGENDA

a. Lakeshore Application Review: Belford (Glen Lake)

Lisa goes over the application of restoring the rock wall (stacked rock vs. existing cobblestones, upgrading the patio pavers to stamped concrete, and installing a gas fire pit. No actual footprint of the existing area will be changed; the contractor indicated that the area of proposed stamped concrete will be reduced to just a picnic area, leaving the existing pavers where they are. The design stated no trees to be removed but the design said it would be removed and transplanted. Also using the stacked rock as the access to the docks will shrink the footprint of the docks into the lake. Agency comments were reviewed, DEQ was the only agency to ask for a work

notification prior to start. GLID did comment that this project would interfere with the usage of the GLID Dam. Historical pictures showed that this property had the existing structures since 2008 and there has been no disturbance prior, so there does not see a concern for future problems.

DECISION: Approve with Staff recommendations and changes in stamped concrete/Pavers smaller blueprint – Passed (Unanimous)

b. Lakeshore Application Review: Hengerer (Dickey Lake)

Lisa goes over the application for a level patio surface with pervious pavers, and stabilization. Lisa also depicts the adjacent properties, which this project is proposed to be consistent with what is currently there at adjacent properties. Kirsten asked a question about the round/angular rock – the project is angular rock. Buck said that his pictures did not depict the rock design, which he apologized for the misrepresentation. Agency comments were a 318 & 404 permit work authorization.

Buck asked to go back to the cross section and explained that Dickey lake does not fluctuate a lot so the intent is to armour the slope and what was there. Buck indicated that he is only armoring above the High Water Mark (OHWM). Bonny asked about the tree loss; Buck said there were 4/5 trees to be removed, but if you look at the house – there are about 20-30 trees up near the home. So it appears to be minimal tree removal.

There will be a dock, but the contractor will have to come back in with another application, once the owner decides what he wants to do.

The “ramp” area will be “bowled” out in order to store the dock out of the water and not allow for the dock to slide back into the lake.

Michael brings up a comment in the review that states in the application that “no ground cover exists” Buck said that was his error in using this as a “template” and that it was from a previous permit, and there is ground cover. There was another comment about armoring the entire property – which was incorrect; it is what is depicted in the drawings.

DECISION: Approve with Staff recommendations and changes in correction to some template wording – Passed (Unanimous)

5. PLANNING DEPARTMENT REPORT

a. Future Procedures

The board would like to see the application and staff report after the agency reports, prior to the meeting. The census was the women would like digital and the men want paper copies.

6. PLANNING BOARD COMMENTS AND QUESTIONS

None

7. NEXT MEETING: November 18th