



City of Hamilton Annex

920 New York Avenue

Hamilton, MT 59840

MINUTES OF THE CITY OF HAMILTON ZONING BOARD OF ADJUSTMENT MEETING August 28, 2017

TOPICS FOR DISCUSSION:

VAR#2017-02; 518 N. 1st Street, Hamilton; sign height from 16' to 19-20' above grade. Variance permit is requesting sign height at 518 N. 1st Street to be 19'-20' feet high, maximum height is 16'.

VAR#2017-03; 505 S. 7th Street, Hamilton; building addition to residence 42" from property line. Variance permit #2017-03 is requesting to build an addition to residence 42" from property line, minimum requirements is 5'.

1 The following members were present: Sue Smith, John Trangmoe, Darwin Ernst, Drew
2 Blankenbaker, Vivian Yang and Donna Larson Shulund. Members absent: Clayton Dethlefsen

3
4 Staff Present: Land Hansen, Zoning Administrator and Tamara Rupp, City of Hamilton
5 Secretary

6
7 Chair Darwin Ernst opened the Zoning Board of Adjustment meeting at 5:30 p.m.

8
9 GENERAL PUBLIC COMMENTS:

10 None.

11
12 NEW BUSINESS:

13 A. **VAR 2017-02; 518 N. 1st Street, Hamilton;** sign height from 16' to 19-20' above grade.
14 Variance permit is requesting sign height at 518 N. 1st Street to be 19'-20' feet high, maximum
15 height is 16'.

16
17 Chairperson opens public hearing at 5:35.

18
19 Staff Comments:

20 Land Hanson reviewed the Staff report informing the board he had made the decision to approve
21 the requested permit of allowing the sign to be 3 ft. higher than maximum. Maintaining the
22 setback and parking availability was an important factor in the sign placement.

23

24 Application Presentation:

25 None.

26
27 Public Comments:

28 None.

29
30 Board Comments:

31 Vivian Yang stated that every sign is a different, there is no standardized for every business; she
32 has noted that the signs on the Hwy 93 have seemed to have gotten smaller.

33
34 Sue Smith does not want to start the precedence of higher signs.

35
36 Chair Darwin Ernst closed the public hearing at 5:40.

37
38 Vivian Yang moved to approve VAR#2017-02; 518 N. 1st Street, Hamilton; sign height from 16'
39 to 19-20' above grade. Seconded by John Trangmoe. Vote by roll call. All voted aye. Motion
40 carried.

41
42 **B. VAR#2017-03; 505 S. 7th Street, Hamilton;** building addition to residence 42" from
43 property line. Variance permit #2017-03 is requesting to build an addition to residence 42" from
44 property line, minimum requirements is 5' setback.

45
46 Chair Darwin Ernst opens public hearing at 5:45.

47
48 Staff Comments:

49 Land Hanson reviewed the staff report. He had received three calls from residents after they
50 received the 300 foot letter to inquire what the letter meant; all residents were acceptable with
51 the request. There was also a letter from the side neighbor stating they did not have an issue with
52 the request. Land Hanson made an administrative decision to approve the request as he thought
53 it was not an unreasonable request. One condition was the wall facing the adjacent property
54 owner has no penetrations and constructed s a one (1) hour fire wall.

55
56 Application Presentation:

57 None.

58
59 Public Comments:

60 None.

61
62 Board Comments:

63 Vivian Yang questioned why it took so long to get in front of the Board since they started the
64 project in March; the biggest reason was we did not want any other items on the July 24th
65 meeting with the cell tower.

66
67 Chair Darwin Ernst closes public hearing at 5:55.

68

69 Vivian Yang moved to approve VAR#2017-03; 505 S. 7th Street, Hamilton; to build an addition
70 to residence which varies 18 inches from the five foot setbacks required and to follow staff's
71 requirement of the one (1) hour fire wall. Seconded by Sue Smith. Vote by roll call. All voted
72 aye. Motion carried.

73

74 OLD BUSINESS:

75 Bylaws:

76 The Board reviewed the draft Bylaws and made appropriate changes.

77

78 Donny Ramer, Public Works Director, will forward the Board's revisions to the City Attorney.

79

80 Board Comments:

81 None.

82

83 MINUTES: July 24, 2017

84 Sue Smith moved to approve the July 24, 2017 minutes with the corrections of the square
85 footage on line 90 from 1030 to 1350 and the spelling of resident's names. Seconded by John
86 Trangmoe. Vote by roll call. All voted aye. Motion carried.

87

88 Board Discussion:

89 None.

90

91 Open Discussion

92 Chair Darwin Ernst spoke about the CUP#2017-03 Digital Skylines Record of Decision prepared
93 by City Attorney Mahar. A statement was added to include Darwin's vote, which was aye, due to
94 the municipal code requires concurring votes from at least four members of the board. This
95 makes his vote as public record.

96

97 Donny Ramer, Public Works Director, stated we are following the Municipal Code regarding
98 what goes to the ZBA for approval; let him know if there are items that the Board does not want
99 to come to them for approval.

100

101 Next meeting is September 25, 2017

102

103 Vivian Yang moved to adjourn. Seconded by Sue Smith. Motion carried unanimously.

104

105 Meeting adjourned at 7:05 p.m.

106

107

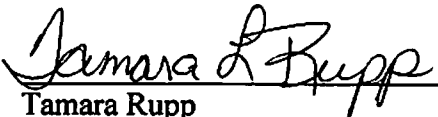
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Tamara Rupp
Secretary



Darwin Ernst
Chairman