

A RESOLUTION OF THE CITY COUNCIL APPROVING AN APPLICATION FOR SPECIAL REVIEW SUBMITTED ON BEHALF OF WOOD'S POWR-GRIP.

WHEREAS, LMC 17.20.010 states "Manufacturing – light manufacturing not otherwise mentioned in which no excessive fumes, odors, smoke, noise or dust is created" is only allowable in the Highway Commercial Zoning District by special review; and

WHEREAS, Wood's Powr-Grip desires to expand by building an addition to their property located at 908 West Main Street, which is located in the Highway Commercial Zoning District; and

WHEREAS, Wood's Powr-Grip submitted an application for special review to the Laurel-Yellowstone City-County Planning Board for review and consideration. The Planning Board recommends the approval of the application for special review, subject to the following conditions:

1. Property shall be kept free of noxious weeds;
2. Any proposed buildings shall conform to the setbacks identified in LMC 17.10.020;
3. The applicant shall apply for a building permit.

WHEREAS, the City Council of the City of Laurel hereby finds it is in the best interests of the residents of the City of Laurel to approve the application for special review as articulated in the Staff Report and Findings attached hereto, subject to the above stated conditions.

NOW THEREFORE, BE IT RESOLVED that the owner's request for approval of an application for special review to construct an addition to its existing business in the Highway Commercial Zoning District is hereby approved for the property located at 908 West Main Street.

BE IT FURTHER RESOLVED, that the approval of the application for special review is site specific to this address, and the approval granted herein is subject to the three conditions listed herein.

Introduced at a regular meeting of the City Council on April 21, 2015, by Council Member Dickerson.

PASSED and APPROVED by the City Council of the City of Laurel, Montana this 21st day of April, 2015.

APPROVED BY THE MAYOR this 21st day of April, 2015.

CITY OF LAUREL

Mark A. Mace
Mark A. Mace, Mayor

ATTEST:

Shirley Ewan
Shirley Ewan, Clerk/Treasurer

APPROVED AS TO FORM:

Sam S. Painter
Sam S. Painter, Civil City Attorney



LAUREL CITY-COUNTY PLANNING DEPARTMENT

STAFF REPORT

TO: Laurel City Council
FROM: Monica Plecker, Planning Director
RE: Special Review – Woods Power Grip, 908 West Main Street

DESCRIPTION/LOCATION:

Bryan Wood of Wood's Powr-Grip Co., Inc. has submitted an application for special review. The affected property is located at 908 West Main in the City of Laurel. The Parcel is zoned Highway Commercial. The applicant is requesting a special review for the expansion of a light manufacturing business on a property zoned Highway Commercial. The property is legally described as STOUFFER SUBD, S17, T02 S, R24 E, BLOCK 2, & BLK 3 & VACANT ALLEY S & VACANT 1ST STREET SOUTH.

STAFF FINDINGS:

Applicant Data:

Owner: Woods Powr- Grip Co., Inc.
Legal Description: STOUFFER SUBD, S17, T02 S, R24 E, BLOCK 2, & BLK 3 & VACANT ALLEY S & VACANT 1ST STREET SOUTH.
Address : 908 West Main Street
Parcel Size: 3.298 Acres
Existing Land Use: Light Manufacturing
Proposed Land Use: Light Manufacturing
Existing Zoning: Highway Commercial

Surrounding Land Use and Zoning (See Exhibits A & B)

North: Zoning:	Highway Commercial	Land Use:	Residential
South: Zoning	Heavy Industrial	Land Use:	Railroad
East: Zoning	Highway Commerical	Land Use:	Commercial
West: Zoning:	Highway Commerical	Land Use:	Recreation Fields

1. The application, site plan, zoning map and aerial photo have been attached to the staff report.
2. An application for special review has been submitted for the “expansion of light manufacturing in an area zoned Highway Commercial”
3. LMC 17.20 010 states that “Manufacturing – light manufacturing not otherwise mentioned in which no excessive fumes, odors, smoke, noise or dust is created” is allowable by special review in Highway Commercial zoning designations. Laurel City Council voted on February 6, 1990 to “accept the Planning Board’s recommendation to approve the Special Review subject to Wood’s Powr-Grip monthly monitoring and reporting program of the effluents and chemicals used in the plant, seconded by Alderman Collins.” Minutes from the Planning Board and Council have been attached to this staff report.
4. The proposed expansion is an addition to the current building. Expansion of the existing footprint requires a new application for special review.
5. Light manufacturing and storage are proposed for the addition. Two overhead doors will be installed that can serve truck traffic for delivery and unloading.
6. The application has been routed to all City departments and no comments were submitted.
7. The advertising requirements of LMC 17.68.030 C-E have been met.

ZONING COMMISSION CONSIDERATIONS AND RECOMMENDATION:

The Zoning Commission shall review and make determinations on the following chapters and sections of the Laurel Municipal Code (LMC):

1. Prior to approving a special review application LMC 17.68.040 states the application:
 1. Complies with all requirements of this section;
 2. Is consistent with the objectives and purposes of this title and the Laurel Comprehensive Planning Process;
 3. Is compatible with surrounding land use or is otherwise screened and separated from adjacent land in such a way as to minimize adverse effects;
 4. Further the zoning commission shall consider and may impose modifications or conditions concerning, but not limited to the following:
 - a. Street and road capacity,
 - b. Ingress and egress to adjoin streets,
 - c. Off-street parking,
 - d. Fencing, screening and landscaping,
 - e. Building bulk and location
 - f. Usable open space,
 - g. Signs and lighting.
2. As per LMC 17.68.040 the Zoning Commission shall make a recommendation to the Governing Body to:
 1. Grant the application for special review;
 2. Deny the application;

3. Delay action on the application for a period not to exceed thirty days; or
4. Grant the application subject to conditions and recommendations and give the reasons therefor.

STAFF SUGGESTED CONDITIONS:

If the Planning Board recommends approval of the Special Review, the following conditions are suggested:

1. Property shall be kept free of noxious weeds.
2. Any proposed buildings shall conform to the setbacks identified in LMC 17.10.020
3. The applicant shall apply for a building permit.

ACTION:

At a regularly scheduled Planning Board meeting on April 2nd the Planning Board recommended approval of the application with the staff suggested conditions above.



ZONING MAP



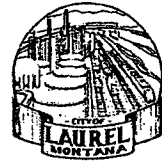
AERIAL MAP

CITY HALL

115 W. 1st St.
PUB WORKS: 628-4796
PWD FAX: 628-2241
WATER OFFICE: 628-7431
WTR FAX: 628-2289
MAYOR: 628-8456

City Of Laurel

P.O. Box 10
Laurel, Montana 59044



DEPARTMENT

APPLICATION FORM – SPECIAL REVIEW

The undersigned as owner or agent of the following described property requests a Special Review as outlined in the City Zoning Ordinance:

Legal Description: SEE EXHIBIT A

General Description: (address): 908 W. Main St. Laurel, MT 59044

ATTACH MAP SHOWING DIMENSIONS, ACREAGE AND LOCATION OF TRACT: EXHIBIT B

Owner of Tract: Wood's Power-Grip Co., Inc.

Mailing address: P.O. Box 368 Laurel, MT 59044

Phone number: (406) 628-8231

Attach site plan: EXHIBIT C

Time Schedule for development:

April 2015 - April 2016

Special Review requested:

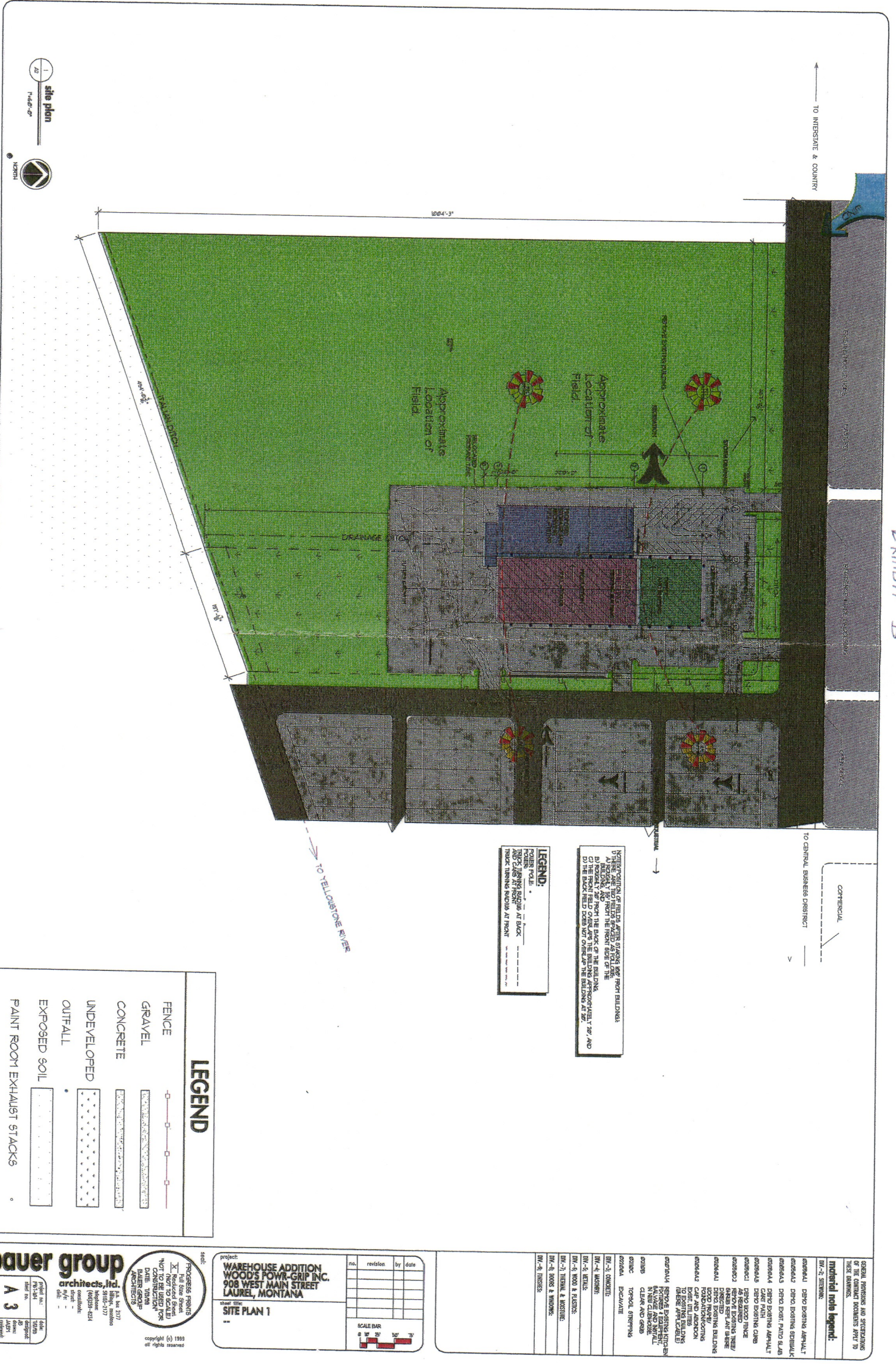
Expansion of light manufacturing in an area zoned highway commercial

I understand that the filing fee accompanying this application is not refundable and that it pays part of the cost in processing. Also, that all information is true and correct.

Petitioner's Signature: [Signature]

Fee paid and date: Pd. 3-2-15

EXHIBIT B



TO INTERSTATE & COUNTRY

TO CENTRAL BUSINESS DISTRICT

TO YELLOWSTONE RIVER

CORNERICAL

INTERSECTION OF THE 24' AVENUE STAKED FROM THE BUILDING. THERE ARE TWO FIELD EXHAUST STACKS ON THE BUILDING AT POINTS A, B, AND C. THE FIELD EXHAUST STACKS ARE 10' FROM THE BACK OF THE BUILDING, 10' FROM THE FRONT SIDE OF THE BUILDING, AND 10' FROM THE BACK OF THE BUILDING AT POINTS A, B, AND C. THE BACK FIELD EXHAUST STACKS OVERLAP THE BUILDING AT 'Z'.

LEGEND:
 FENCE
 GRAVEL
 CONCRETE
 UNDEVELOPED
 OUTFALL
 EXPOSED SOIL
 PAINT ROOM EXHAUST STACKS

LEGEND

GENERAL NOTES AND OBSERVATIONS OF THE CONTRACT DOCUMENTS SHALL BE THESE DRAWINGS.

material note legend:

INT-2: SITEWORK

0209041 DEPO EXISTING ASPHALT
 0209042 DEPO EXISTING SIDEWALK
 0209043 DEPO EXIST. PAVED S.W.A.B.
 0209044 DEPO EXISTING ASPHALT CURT PATH
 0209045 DEPO EXISTING CURB
 0209046 DEPO EXISTING DRIVE
 0209047 DEPO EXISTING DRIVE AS REPAIRED
 0209048 REMOVE EXISTING TREE/DRIVEWAY CURB AND DRIVEWAY
 0209049 REMOVE EXISTING DRIVEWAY AND DRIVEWAY
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no.	revision	by	date

SCALE BAR
 0' 25' 50' 75' 100'

PROJECT: WAREHOUSE ADDITION WOODS POWER-GRIP INC. 908 WEST MAIN STREET LAUREL, MONTANA

DATE: 10/13/98

SHEET: SITE PLAN 1

bauer group architects, inc.

REGISTERED PROFESSIONAL ARCHITECTS

1111 W. 10th Street
 Billings, MT 59102-1111
 Phone: (406) 253-1111
 Fax: (406) 253-1112

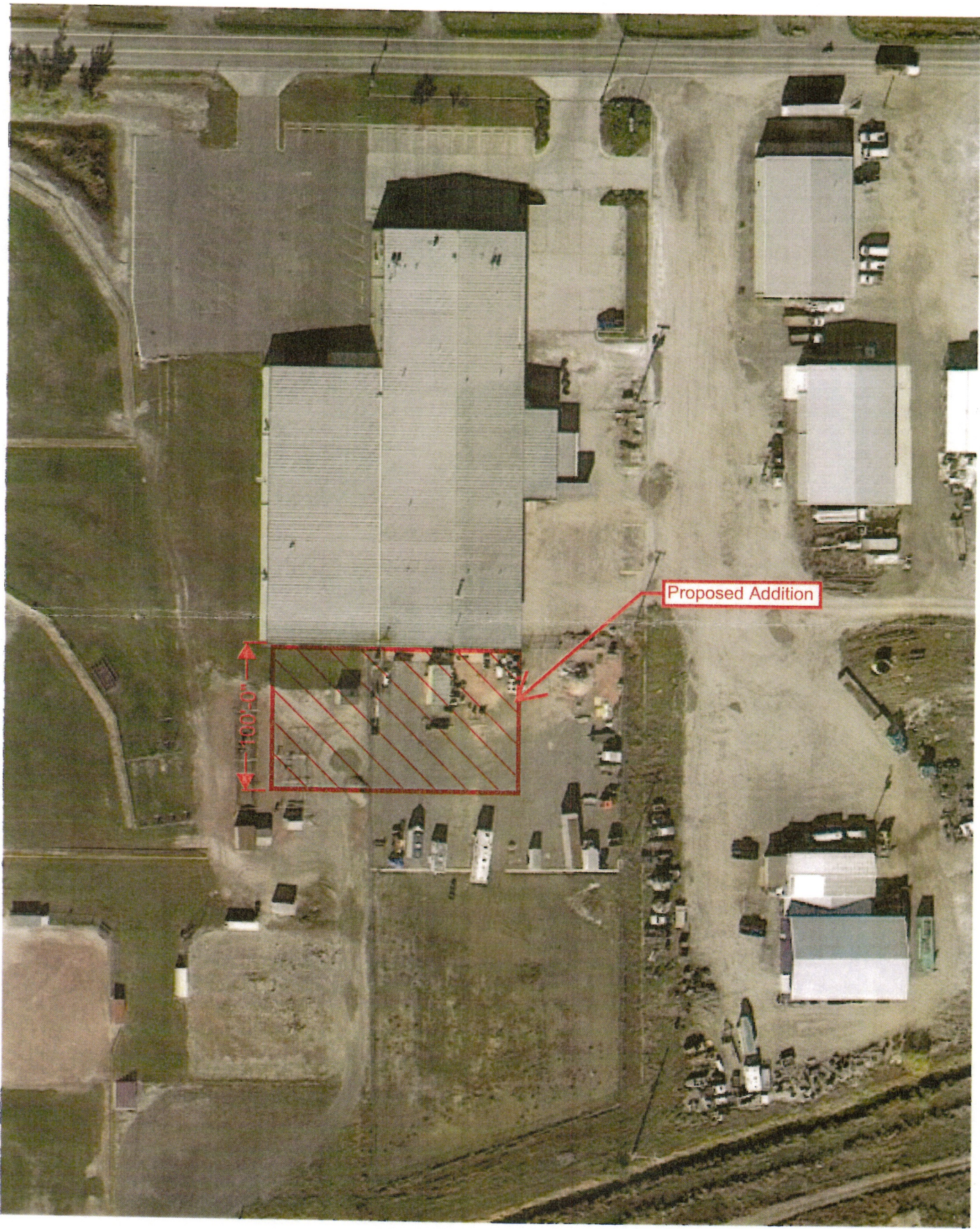
DATE: 10/13/98
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 IN CHARGE: [Name]

PROJECT NO.: [Number]
 SHEET NO.: [Number]
 TOTAL SHEETS: [Number]

DATE: 10/13/98
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 IN CHARGE: [Name]



Some design specifications, items, details and arrangements represented by hatching are not shown within the project boundary. All items shown within the project boundary are shown in accordance with the project specifications. All items shown within the project boundary are shown in accordance with the project specifications. All items shown within the project boundary are shown in accordance with the project specifications.



Minutes of the City Council of Laurel

February 6, 1990

A regular meeting of the City Council of the City of Laurel, Montana, was held in the Council Chambers and called to order by Mayor Bob Gauthier at 7:04 p.m., on February 6, 1990.

COUNCIL MEMBERS PRESENT: Ron Marshall Chuck Dickerson
 Norman Orr Bob Graham
 Chuck Rodgers Bruce Teeters
 L.D. Collins

COUNCIL MEMBERS ABSENT: Donna Kilpatrick

INVOCATION: Invocation was given by Reverend Holt.

MINUTES:

Motion by Alderman Dickerson to approve the minutes of the regular meeting of January 16, 1990, as presented, seconded by Alderman Collins. Motion carried 7--0.

CORRESPONDENCE:

Received a letter from the City of Billings regarding "Regional Recognition Days," on March 8th, 9th, and 10th.

Received a letter from the Yellowstone County Commissioners signed by Dwight MacKay and Mike Mathew regarding their support for a favorable review of the application for Special Review by Wood's Powr Grip.

Received a letter from the Montana Department of Health and Environmental Sciences, Water Quality Bureau, stating that the small amount of chemicals that would be used by Wood's Powr Grip are harmless and should not have any adverse effect on the treatment process or on the wastewater plant.

Received a memo from the Montana Department of Highways regarding Rail-Highway Crossing Advance Warning Signs and Pavement Markings.

Received the January newsletter from the Montana Municipal Insurance Authority.

Received a list of about 400 signatures thanking the City Council for their action in not allowing the expansion of gambling hours in the city.

CLAIMS:

Claims for the month of January were reviewed by the Budget/Finance Committee and recommended that they be paid.

Motion by Alderman Orr to approve all claims in the amount of \$ 445,005.34 for the month of January, seconded by Alderman Dickerson. Motion carried 7--0.

COUNCIL'S CONSIDERATION OF SCHESSLER'S SPECIAL REVIEW ON THE RAMSEY BUILDING (WOOD'S POWR GRIP):

Cal Cumin stated the Planning Board held a public hearing and went over every facet of the application and what impact it would have on the site in Laurel. Things considered were off street parking, land use, noise and odor emissions, and the effect it would have on the city sewer system. All of this data has been documented along with reports and recommendations from the State Department of Health and Environmental Sciences regarding the operation in Wolf Point.

Cal stated a committee visited the site in Wolf Point and found it to be a very clean operation.

The Planning Board's recommendation is to approve the application for special review.

Motion by Alderman Dickerson to accept the Planning Board's recommendation to approve the special review subject to Wood's Powr Grip monthly monitoring and reporting program of effluents and chemicals used in the plant, seconded by Alderman Collins.

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Council Meeting of February 6, 1990

Minutes of the City Council of Laurel

Dwight MacKay, County Commissioner, also visited the plant in Wolf Point and supported what Cal Cumin said regarding the plant. He urged the council's support and he feels the neat thing about this proposal is that it comes from a Montana family. Although it is a manufacturing plant, it has a family atmosphere which will be good for the community.

At this time a vote was taken on the motion. Motion carried 7--0.

RECONSIDERATION OF RESOLUTION NO. 2420:

Motion by Alderman Collins to reconsider Resolution No. 2420, seconded by Alderman Marshall. Motion carried 7--0.

RESOLUTION NO. 2420

NOTICE OF INTENT TO VACATE AND ABANDON
CERTAIN DESCRIBED PORTIONS OF CHERRY HILLS
SUBDIVISION SECOND FILLING, IN THE CITY OF
LAUREL, AND NOTICE OF INTENT TO EXCLUDE SAID
VACATED AND ABANDONED PORTIONS FROM THE
MUNICIPALITY

The original motion to pass and adopt Resolution No. 2420 was made by Alderman Orr and seconded by Alderman Dickerson on September 5, 1989.

Jerry Cantrell asked to amend the original motion and Joe Bradley explained it to the council with the use of a map.

Motion by Alderman Graham to amend the legal description of Resolution No. 2420, seconded by Alderman Dickerson. Motion carried 7--0.

Resolution No. 2420 as amended is now being considered.

This resolution begins the process of de-annexation. It is not final approval tonight. This resolution calls for publication of notice that the council will hold a hearing on this request to de-annex on March 6th with publications on February 7th and 14th. The City Clerk will receive comments from the public for 20 days and the council will vote on it at the March 6th meeting.

Joe Bradley stated that if this passes the council tonight, the city will have something to provide the VA Site Selection Committee with regarding the council's intentions. However, if Laurel does not receive the VA Nursing Home, Mr. Cantrell will not donate the land and on March 6th, the council has the option to vote it down again.

Mr. Cantrell stated that if Laurel does not get the VA Nursing Home he will donate the "barrier strip" as in the original proposal.

Joe stated Mrs. Devenor is present tonight as a concerned resident adjacent to the proposed site.

Jerry Cantrell stated there is land available all around the five acres of the proposed VA Nursing Home site, if more is needed.

At this time a vote was taken on Resolution No. 2420 as amended. Motion carried 7--0.

AWARD BID ON HIGH BAND RADIOS FOR THE FIRE DEPARTMENT:

Chuck Rodgers stated one bid was received and it was from Motorola C & E in the amount of \$ 37,657.81.

Motion by Alderman Rodgers to accept the bid from Motorola C & E in the amount of \$ 37,657.81, seconded by Alderman Marshall. Motion carried 7--0.

ADOPT 1988 BUILDING CODE:

ORDINANCE NO. 960 (first reading)

AMENDING SECTION 15.04.010 OF THE LAUREL
MUNICIPAL CODE, TO ADOPT THE UNIFORM
BUILDING CODE 1988 EDITION

Minutes of the City Council of Laurel

Motion by Alderman Dickerson that Ordinance No. 960 (first reading) be passed and adopted, seconded by Alderman Marshall. A roll call vote was taken and all aldermen present voted, "YES." Motion carried 7--0.

ADOPT 1988 HOUSING CODE:

ORDINANCE NO. 961 (first reading)

AMENDING SECTION 15.37.010 OF THE LAUREL
MUNICIPAL CODE, TO ADOPT THE UNIFORM
HOUSING CODE 1988 EDITION

Motion by Alderman Dickerson that Ordinance No. 961 (first reading) be passed and adopted, seconded by Alderman Orr. A roll call vote was taken and all aldermen present voted, "YES." Motion carried 7--0.

ADOPT 1988 PLUMBING CODE:

ORDINANCE NO. 962 (first reading)

AMENDING SECTION 125.16.010 OF THE LAUREL
MUNICIPAL CODE, TO ADOPT THE UNIFORM
PLUMBING CODE 1988 EDITION

Motion by Alderman Dickerson that Ordinance No. 962 (first reading) be passed and adopted, seconded by Alderman Orr. A roll call vote was taken and all aldermen present voted, "YES." Motion carried 7--0.

ADOPT 1988 CABO ONE AND TWO FAMILY DWELLING CODE:

ORDINANCE NO. 963 (first reading)

AMENDING SECTION 15.06.010 OF THE LAUREL
MUNICIPAL CODE, TO ADOPT THE CABO ONE AND
TWO FAMILY DWELLING CODE 1988 EDITION,
INCLUDING AMENDMENTS

Motion by Alderman Dickerson that Ordinance No. 963 (first reading) be passed and adopted, seconded by Alderman Orr. A roll call vote was taken and all aldermen present voted, "YES." Motion carried 7--0.

ADOPT 1988 ABATEMENT OF DANGEROUS BUILDING CODE:

ORDINANCE NO. 964 (first reading)

AMENDING SECTION 15.44.010 OF THE LAUREL
MUNICIPAL CODE, TO ADOPT THE ABATEMENT OF
DANGEROUS BUILDING CODE 1988 EDITION

Motion by Alderman Dickerson that Ordinance No. 964 (first reading) be passed and adopted, seconded by Alderman Orr. A roll call vote was taken and all aldermen present voted, "YES." Motion carried 7--0.

COMMITTEE REPORTS:

--Ambulance Committee minutes of February 1, 1990 were presented and reviewed.

Discussion followed regarding the use of the defibrillator machine. The city has had the machine for quite some time but no one has been qualified to operate it. Cheryl Marshall stated there are now five ambulance attendants who have completed an EMT-D class which allows them to operate it.

Cheryl stated the ambulance service has to apply for a new license because the service has been upgraded. Upon approval of the license, they can use the defibrillator if necessary with council's approval. To keep the license, the attendants need to be recertified every two months.

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Council Meeting of February 6, 1990

Motion by Alderman Marshall to allow the Laurel Ambulance service to use the defibrillator machine, subject to approval by the state, seconded by Alderman Graham. Motion carried 7--0.

Cheryl stated Dr. VanNice has volunteered to be Medical Director for the ambulance service. He will advise and recertify the attendants.

Tom Eastman stated that to get a license from the state for the EMT-D, a medical advisor is required. Each time the defibrillator is used everything is recorded, including all conservation and the heart pattern and rhythms of the patient. The Medical Director will then look at and check this information and send it on to the state.

Motion by Alderman Dickerson to accept the committee's recommendation to have Dr. VanNice as the Medical Director, seconded by Alderman Marshall. Motion carried 7--0.

Chuck Dickerson stated he would like to see a letter of thanks written to Dr. VanNice on behalf of the council.

Motion by Alderman Teeters to enter the Ambulance Committee minutes of February 1, 1990, into the record, seconded by Alderman Marshall. Motion carried 7--0.

--Budget/Finance Committee minutes of January 16, 1990 were presented and reviewed.

Motion by Alderman Teeters to enter the Budget/Finance Committee minutes of January 16, 1990, into the record, seconded by Alderman Dickerson. Motion carried 7--0.

--City Council Committee of the Whole minutes of January 16, 1990 were presented.

Motion by Alderman Dickerson to enter the City Council Committee of the Whole minutes of January 16, 1990, into the record, seconded by Alderman Collins. Motion carried 7--0.

--Fire Committee minutes of January 22, 1990 were presented and reviewed.

Motion by Alderman Dickerson to enter the Fire Committee minutes of January 22, 1990, into the record, seconded by Alderman Teeters. Motion carried 7--0.

--Investment Committee minutes of January 31, 1990 were presented and reviewed.

Motion by Alderman Dickerson to enter the Investment Committee minutes of January 31, 1990, into the record, seconded by Alderman Teeters. Motion carried 7--0.

--Parks Committee minutes of January 25, 1990 were presented and reviewed.

Motion by Alderman Dickerson to accept the committee's recommendation to allow two trees to be planted in Murray Park in memory of individuals, seconded by Alderman Orr. Motion carried 7--0.

Motion by Alderman Marshall to allow the Laurel Garden Club to replace portions of the hedge in Fireman's Park with honeysuckle plants, seconded by Alderman Teeters. Motion carried 7--0.

Discussion followed regarding the recommendation of the committee to charge a percentage of the gross income on concession stand proceeds to go for upkeep and maintenance of the ball field. Bob Gauthier stated that it was the suggestion of the leagues to hire a caretaker to maintain the fields and have them ready when the games are scheduled. At this time, the maintenance and grooming of the fields is done on a voluntary basis and the volunteers are getting tired of doing it.

Motion by Alderman Dickerson to enter the Parks Committee minutes of January 25, 1990, into the record, seconded by Alderman Marshall. Motion carried 7--0.

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--Police Committee minutes of January 18, 1990 were presented and reviewed.

Motion by Alderman Rodgers to enter the Police Committee minutes of January 18, 1990, into the record, seconded by Alderman Dickerson. Motion carried 7--0.

--Street and Alley Committee minutes of January 18, 1990 were presented and reviewed.

Motion by Alderman Rodgers to enter the Street and Alley Committee minutes of January 18, 1990, into the record, seconded by Alderman Dickerson. Motion carried 7--0.

Don Hackmann reminded the council of the workshop for municipal officials which will be held in Bozeman, March 14th through the 16th.

City Hall will be closed on Monday, February 12th in honor of Heritage Day and on Monday, February 19th for Presidents Day.

COMMENTS FROM THE AUDIENCE:

Polli VanNice inquired whether anyone is planning on attending the meeting the Department of Revenue is sponsoring on Wednesday night in Billings.

Chuck Dickerson inquired whether a typist has been found to do the changes for the codification. Joe Bradley stated it has been discussed with Cheryl Lund.

The Public Utilities meeting has been changed from February 12th to Wednesday, February 14th at 5:30 p.m.

Darrell L. McGillen presented and distributed the Fire Incident Statistical Summary for 1989.

MAYOR'S COMMENTS:

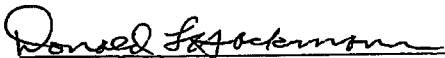
The Mayor appointed Bill Caton from reserve status to ambulance attendant.

Motion by Alderman Marshall to confirm the Mayor's appointment of Bill Caton from reserve status to ambulance attendant, seconded by Alderman Dickerson. Motion carried 7--0.

The Mayor appointed Bob Strand to the Parks Committee.

Motion by Alderman Rodgers to confirm the Mayor's appointment of Bob Strand to the Parks Committee, seconded by Alderman Dickerson. Motion carried 7--0.

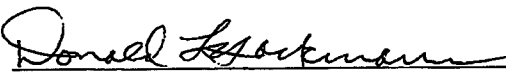
There being no further business to come before the Council at this time, the meeting was adjourned at 8:15 p.m.


Donald L. Hackmann, City Clerk

Approved by The Mayor and passed by the City Council of the City of Laurel, Montana, this 20th day of February, 1990.


Bob Gauthier, Mayor

ATTEST:


Donald L. Hackmann, City Clerk

**LAUREL-YELLOWSTONE
CITY-COUNTY PLANNING BOARD**

LAUREL, MONTANA 59044

January 11, 1990

The meeting of the Laurel-Yellowstone City-County Planning Board was brought to order at 6:30 p.m. with the following members present:

Chuck Dickerson, City Rep.
Roy Johnson, Co. Rep.
Gerald Shay, Member at large
Grace Edwards, Co. Rep.
Clarence Foes, Co. Rep.
Russell Bray, Co. Rep.
Don Gudgell, Co. Rep.
Donna Kilpatrick, City Rep.
Joe Bradley, City Rep.
Linda Dennis-Williams, City Rep.

Members absent:

John H. Smith, Chairman & City Rep.

Others present:

Cal Cumin, Cumin Associates
Cheryll Lund, Secretary
Mr. & Mrs. Herman Schessler, N. 1st Ave., Laurel
Jim Edwards, 140 S. Crestwood, Billings
Bob Schessler, 505 Laurmac, Laurel
Dick Franks, Laurel
Jerry & Donovan Thomas, 1021 4th Ave., Laurel
Jim Flisrand, 610 8th Ave., Laurel
Chuck Rodgers, 626 W. 13th, Laurel
Naomi Foes, Rt. 2 Box 1196, Laurel
Becky Dickerson, 707 Juniper, Laurel
Ron Bidwell, 320 Montana, Laurel
Dave Michael, City of Laurel
David Stevenson, 102 4th Ave., Laurel
Paul Thomae, 1328 Beartooth, Laurel
Darrell McGillen, 511 W. 11th, Laurel
Almeada Fadness, 1049 Montana, Laurel
Rev. Marvin Holt, 605 7th Ave., Laurel
Marvin Carter, 307 6th Ave., Laurel
Gary Temple, 1740 W. Maryland, Laurel
Vernon Keepers, 1041 Montana, Laurel
Tom Kilpatrick, 814 1st Ave., Laurel
Robert K. Schessler, 1025 13th Ave., Laurel
Jim Worthington, City of Laurel
Jim Bauer, Bauer Associates, Billings

Correction was made on the minutes of the December 1989 meeting. Gerald Shay should be listed as a member at large and not a Co. Representative.

Motion by Donna Kilpatrick, seconded by Gerald Shay to approve the minutes of the December 1989 meeting, as corrected. Motion carried.

Special Review- 99-01 Herman Schessler

Mr. Schessler stated that he would like Cal Cumin to make the presentation, and Cal agreed.

Cal stated that Mr. Woods, of the Powr-Grip Company, was told that he didn't need to attend tonight's meeting. Any questions that come out of this meeting can be addressed and answered before the Feb. 6th Council meeting, if necessary.

Woods' Powr-Grip Co., Inc., makes a tool of rubber and metal that is used to grip any type of object that is smooth, such as glass or steel. The gripping tool Cal is showing tonight is about 80% of what the Company makes. They also make smaller and larger models.

Cal and several other people went up to Wolf Point to tour the Powr-Grip plant. Cal's main concern was whether or not the plant would meet the requirements of the zoning commission, such as excessive noise and pollution. Cal was pleasantly surprised. The operation is of such a small size that all machinery is run by hand. There are no large machines. The process that molds the rubber into round circles is like a giant waffle iron. The machine puts heat and pressure on the piece of rubber for approximately 3-5 minutes. When the process is done the operator peels the rubber out of the machine.

The welding process, of welding the handle onto the grip, is also done by hand with a cadmium free silver solder operation with no toxic fumes. The operator does not wear a mask while operating the solder machine. There is a small exhaust pipe above the machine that emits very little exhaust.

The metal ring that attaches to the rubber part of the grip is polished smooth. In doing this it creates a silica dust. The dust is captured in a vacuum process and put outside into a trash receptacle. There are no vents from the machinery to send this dust outside. They also polish a brass piece and that dust is treated the same.

The casters are made in Seattle. The rubber is imported, at the rate of about 9,000 pounds every 6 weeks.

The paint that they use to paint the handle of the grip is a non-lead paint. The painting process is a very small operation, and they use a 2 gallon can of paint hooked up to the machine.

Page 2

Laurel-Yellowstone City-County Planning Board, January 11, 1990.

The labor process at this plant is on a very small scale. The buildings that they operate are located next to a motel in Wolf Point. The plant is a 24 hour operation. They also have one large building out West of Wolf Point. The building West of town was the only building available in Wolf Point. Cal stressed that the building was not out of town due to any noise or odor.

The solid waste that the Plant generates is taken out to the City dump approximately 1 time per week. The garbage consists of the various 55 gallon barrels around the work area within the buildings. The accumulated garbage is enough in volume to fill one "normal" size panel truck. There are occasions when they fill more than one truck, but one truck is usual.

There is no toxic waste emission, nothing is vented into the atmosphere. There are no employees wearing masks while working.

Cal feels that there is a tremendous potential for future growth in this operation. Mr. Wood basically has the corner on the market and Cal feels that if he ever automates his machinery Laurel could become the "Suction Cup Capital of the World".

Approximately 40% of Mr. Woods' product is shipped overseas.

The toxic waste that the plant generates consists of cleaning materials used for cleaning the machinery and used paint thinner.

The chemicals that are used to clean machinery are basically borax based and sodium based. The opinion on these chemicals from the Board of Health are attached.

Cal reads a letter into the record (see attached) from Mr. Jeff Presser, Personnel Director at Woods' concerning the amounts of cleaners used per year.

The plant also uses 2 cleaners that they accumulate, after use. They hire a commercial toxic waste carrier that hauls them offsite. According to the EPA they can keep these onsite for up to 270 days before they have to be shipped offsite. They use only 10 gallons of the cleaner Carbaway per year and a negligible amount of Dynadet.

The paints the plant uses will emit some fumes which escape through the paint filtering system. But, they use less paint at the plant than they would at a car repair service. They use approximately 148 gallons per year.

Cal reads a letter to the Powr-Grip Co. from the City of Wolf Point (see attached).

Another letter to the Powr-Grip Co., from the City of Wolf Point Public Works Department is read into the record (see attached).

A letter from the Hazardous Waste Burea of the State Department of Health is read into the record (see attached).

A letter from Fred Shewman of the Water Quality Burea is read into the record (see attached).

Cal would like to recommend to the Board that they follow the same procedure that the City of Wolf Point followed in that the plant's emmission and chemical use be monitored monthly and a report turned over to the City each month.

Cal states that this plant does not create any noise vibrations, or pollution. It's one of the cleanest operations that he has come across.

PROPONENTS:

Sandy Stevenson, President of the Laurel Chamber of Commerce wants to go on record as being in favor of the Powr-Grip Co..

Chuck Dickerson, acting Chairman, named off the people who sent letters in favor of the plant. They are from Laurel Chamber of Commerce, Ace Electric, A Haus of Realty, Floberg Realty and Laurel Federal Credit Union.

Chuck Rodgers spoke on the operation of the plant. He went on the tour with Cal. Chuck states that this is a very clean operation and business on the inside and on the outside. He feels that Mr. Wood is a very concientious and conservative person and his business reflects that. Chuck feels this plant would be a great asset to the City of Laurel.

Cal states that this is a very labor intensive plant.

Jerry Thomas, 1021 4th Ave., spoke in favor of the plant. He also went on the tour with Cal as a concerned citizen. He has small children and wanted to make sure this was going to be a non-polluting plant. He was quite surprised to see that it was just that. He also states that he had the opportunity to speak with 6 of the employees and that all 6 are anxious to move to Laurel. He is in favor of the plant.

Pastor Marvin Holt spoke on behalf of the Laurel Ministerial Association. They are in support of the plant.

OPPOSITION:

No one spoke in opposition. There were no letters of protest recieved.

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Laurel-Yellowstone City-County Planning Board, January 11, 1990

Herman "Ike" Schessler thanked Cal for spending so much time and effort on this project, and for the thorough presentation. He also is very pleased with all of his dealings with Mr. Woods' and feels this will be a big asset to the City of Laurel.

Motion by Chuck Dickerson, seconded by Gerald Shay to close the Public Hearing. Motion carried 10-0.

The Public Hearing was closed at 7:00 p.m.

Motion by Gerald Shay, seconded by Donna Kilpatrick, to recommend approval to the City Council, and to recommend that the City Council not hold another Public Hearing, with approval subject to the Business' continuation of a monthly monitoring and reporting program for effluents and for chemicals used in the Plant.

Discussion.

Chuck Rodgers stated that Mr. Woods' told him that eventually he would like to not use any chemicals.

Don Gudgell states that he has known of the Powr-Grip Co., for approximately 16 years, as he is from that area. To the best of his knowledge he says it is a very well managed operation.

At this time the question is called for. Motion carries 10-0.

Joe states that the Council will review this at their February 6, 1990 meeting.

Motion by Don Gudgell, seconded by Gerald Shay that the Administrative Services bill for January for \$200 be paid. Motion carried 10-0.

The meeting was adjourned at 7:15 p.m.

Respectfully submitted,

Cheryll Lund, Secretary

Wood's Powr-Grip CO., INC.

P.O. Box 899 - 229 CASCADE
WOLF POINT, MONTANA 59201
(406) 653-2212 In State - 800-548-7341 Out of State

January 5, 1990

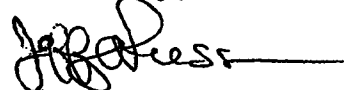
Dwight Mackay
Jerry Thomas
Cal Cumins
Chuck Rogers

Gentlemen:

Here is some information on the chemicals we use at Wood's Powr-Grip. We currently dispose of three of these into the City of Wolf Point's municipal wastewater system, Planisol (approximately 200 lbs. per year), Almco #2 (approximately 250 lbs per year) and Clepo 194S (approximately 300 lbs. per year). We are also soliciting an opinion from the Department of Health and Environmental Sciences on the possibility of disposing a mixture called Grrr into the same system at approximately 42 gallons per year. Water is added to all of these chemicals in use, so they are not used at full strength.

We use Carbaway and Dynadet for cleaning our rubber molding molds and ship these off site. We use approximately 10 gallons of Carbaway per year and a negligible amount of Dynadet. Enclosed also is the material safety data sheets on the paints we use. With our paints there are no wastes involved but these will result in the emission of some fumes which escape through our filtering system. We use approximately 100 gallons per year of the acrylic enamel, approximately 24 gallons per year of the white primer and approximately 24 gallons per year of the safety yellow. If you have any other questions don't hesitate to contact me at 1-800-548-7341.

Sincerely,



Jeff Presser
Personnel Director

City of Wolf Point

201 4th Avenue South

WOLF POINT, MONTANA 59201

Phone: 653-1852

December 4, 1989

Mr. Jeff Presser
WOODS' POWR-GRIP
P O Box 899
Wolf Point MT 59201

Dear Jeff:

Upon reviewing the comments received from the Dept. of Health and Environmental Sciences (a copy of the letter is enclosed) on ALMC02 and CLEPO-194-S and after a tour of the worksite where the chemicals are used, I have reached the following determination on CLEPO-194-S.

The material safety data sheet, Section 6, discourages the user from discharging into any sewer system without neutralizing first. However, because of the small amount used over an extended period of time, the city will waive this requirement provided accurate records of its usage are kept and a copy supplied to my office each month. The first report will be due beginning January 1, 1990.

I will need information concerning the recommendation of disposal as it was not enclosed with the information I received from you on ALMC02.

Sincerely yours,


Charles L. Worley
Public Works Director

Enclosure

City of Wolf Point

201 4th Avenue South

WOLF POINT, MONTANA 59201

Phone: 653-1852

July 3, 1989

Mr. Jeff Presser
WOODS' POR-GRIP
P O Box 899
Wolf Point MT 59201

Dear Jeff:

Please be advised that the City of Wolf Point's wastewater system will accept planisol into it's system.

This approval is based on a letter you received from Mr. Don Vidrine, Hazardous Waste Section, Dept. of Health and Environmental Sciences of Montana, dated June 19, 1989.

Sincerely yours,


Charles L. Worley
Public Works Director

DEPARTMENT OF
HEALTH AND ENVIRONMENTAL SCIENCES



STAN STEPHENS, GOVERNOR

COGSWELL BUILDING

STATE OF MONTANA

FAX # (406) 444-2806

HELENA, MONTANA 59620

Solid and Hazardous Waste Bureau
(406) 444-2821

June 19, 1989

Jeff Presser
Wood's Powr-Grip Co., Inc.
P.O. Box 899
Wolf Point, MT 59201

Dear Jeff:

This is in response to the information you provided me regarding Planisol M, an industrial cleaner which you may use to remove dirt from steel.

The MSDS sheet specifies that the product contains no hazardous constituents nor does it apparently exhibit any hazardous characteristics. Based upon that information, it appears that waste generated from use of the product would be considered hazardous only if that use resulted in contamination of the product with hazardous materials. For removing dirt from steel, that appears to be unlikely. As with all industrial wastewater discharges, the operator of the Wolf Point municipal wastewater system has the authority to accept or reject the discharge of wastewaters generated from use of the product.

If I can answer any other questions, give me a call.

Sincerely,

A handwritten signature in cursive script, appearing to read "Don Vidrine".

Don Vidrine
Hazardous Waste Section

DV/dv

DEPARTMENT OF
HEALTH AND ENVIRONMENTAL SCIENCES
WATER QUALITY BUREAU

Room A-206



STAN STEPHENS, GOVERNOR

COGSWELL BUILDING

STATE OF MONTANA

FAX # (406) 444-2806

HELENA, MONTANA 59620

October 19, 1989

Mr. Charles L. Worley
Public Works Director
City of Wolf Point
201 4th Avenue South
Wolf Point, MT 59201

Dear Mr. Worley:

Don Vidrine of the Solid and Hazardous Waste Bureau has forwarded your letter regarding effects of ALMO2 and CLEPO-194-S on your treatment system.

Calculating the concentrations based on 250 lbs and 300 lbs/year of the 2 chemicals dissolved in your lagoon yields 0.4 - 0.7 mg/l of the CLEPO-194-S (mostly sodium sulfate) and 0.4 - 0.6 mg/l of the ALMO 2 (mostly borax) which would be present in the lagoon. At these levels, these chemicals are harmless and should not have any adverse effect on the treatment process or on the lagoon discharge.

I hope this answers your questions.

Sincerely yours,

Frederick C. Shewman

Frederick C. Shewman, P.E., Supervisor
Permits Section
Water Quality Bureau
Environmental Sciences Division

FCS:dd/656.S

**LAUREL-YELLOWSTONE
CITY-COUNTY PLANNING BOARD**

LAUREL, MONTANA 59044

WHEREAS, an application for Special Review was filed with the City of Laurel by Herman Schessler, on the 28th day of November, 1989, being designated as file No. 90-01;

WHEREAS, the application's having been referred for hearing to the Laurel City County Planning Board pursuant to L.M.C. Section 17.88.040;

WHEREAS, after due and legal notice of the said application and of the date and time for hearing thereon was given pursuant to law, hearing on the same was held before the Board at its regular meeting on the 11th day of January, 1990;

WHEREAS, after full consideration of the same by the Board at the said meeting, it was moved by Gerald Shay, seconded by Donna Kilpatrick, to recommend approval of the said application, and the motion was passed/~~HEHEHEHE~~ by a vote of 10 in favor and 0 opposed (state law requiring that the concurrence of at least six Board members is required to pass any motion).

THEREFORE, the Laurel City County Planning Board hereby recommends to the Laurel City Council as follows:

THAT APPLICATION NO. 90-01 BE:
GRANTED, subject to the following special conditions:

subject to Woods' Powr-Grip monthly monitoring and reporting program of effluents and chemicals used in plant.

DENIED _____.

Dated this 11 th day of January, 1990.

Chuck Dickerson
Chairman

Laurel Chamber of Commerce

P.O. Box 395
LAUREL, MONTANA 59044-0395
628-8105

January 8, 1990

To: Laurel City/County Planning Board

Re: Wood's's Powr-Grip, Inc. Special Review

The Laurel Chamber of Commerce requests that the Laurel City/County Planning Board give a favorable recommendation to the Laurel City Council regarding the locating of Wood's Power-Grip, Inc. in the former Ramsey Lumber Company building in West Laurel.

It is the opinion of the Laurel Chamber Board of Directors that the Wood's Powr-Grip manufacturing firm is an excellent business that would benefit this community and should be welcomed here. It is our understanding after visiting with Laurel representatives who traveled to Wolf Point, that Wood's Powr-Grip is a well-managed, clean operation.

We feel that it is of utmost importance to extend the hand of welcome to owner, Mr. Keith Wood and his co-workers. To date, the chamber has provided information regarding Laurel to Mr. Wood and has expressed our commitment to helping him in any way possible to locate his facility here in Laurel.

Furthermore, the Laurel Chamber of Commerce requests that the Laurel City/County Planning Board recommend to the Laurel City Council to accept its favorable recommendation at the next City Council meeting in January without requiring another public hearing.

Thank you for your consideration of this request.

Respectfully,

Sandy Stevenson

Sandy Stevenson
President



Ace Electric, Inc.

P.O. BOX 505
LAUREL, MONTANA 59044
(406) 628-8886 and 248-1302

9 January 1990

City County Planning Board
City of Laurel
P.O. Box 10
Laurel, MT 59044

Attn: Don Gudgell, Cheryl Lund

Dear Sir:

I am writing to make public my attitude toward the possible relocation of the Woods Powr-Grip Co. to our city.

As an adjacent property owner to the Ramsey Lumber building, I would be please to welcome the Woods company into our area.

If I could provide any further assistance to the City of Laurel or the Woods Powr-Grip Co. please feel free to contact me at the address or phone number above.

Sincerely, ^

Charles Fischer
Owner/Operator, Ace Electric, Inc.

CF/rmk



A Haus of Realty

620 Second Ave.
Laurel, MT 59044

Laurel
406/628-7905

Billings
406/245-3638

January 9, 1990

TO: City County Planning Board

RE: Special Zoning Review for Herman "Ike" Schessler
on property at 900 Block West Main, Laurel,
commonly known as the Ramsey Building.

To Whom it May Concern:

The purpose of this letter is to encourage your positive consideration in reviewing the zoning on the above mentioned property allowing Woods Powr-Grip Company to purchase the building and move their business to Laurel.

Having this company come to Laurel can only help each and every business as well as each individual in our area.

We are excited to have Woods' and their company move to Laurel and ask that you do everything in your power to make it a reality.

It is our hope that the City Council will accept your positive recommendation, waive all hearing and delays and grant immediate approval.

Yours truly,
Carole Mayes
Hazel Klein
Meda Fadness
A Haus of Realty
Carole Mayes,
Hazel Klein,
Meda Fadness, Owners

cc: Woods Powr-Grip



REALTORS

308 SOUTH FIRST AVENUE—LAUREL MONTANA 59044
PHONE LAUREL 628-8772 OR BILLINGS 248-5199



January 10, 1990

City/County Planning Board
Laurel, MT.

Dear Board Members,

In reference to the review of the Woods Power-Grip move to Laurel, Floberg Realtors of Laurel wishes it to be known that we whole-heartedly support the potential acquisition of the Woods' firm to our community.

The economic impact is obviously fantastic and based upon general public information the environmental impact will be minimal.

Sincerely,

Bonny Milligan
Broker/Manager

Laurel Federal Credit Union

Box 310 • 220 First Avenue • Laurel, Montana 59044 • 406-628-4661 or 252-4932

January 8, 1990

Laurel City-County Planning Board
115 West 1st Street
Laurel, Montana 59044

Re: Woods Power Grip re-location
to Laurel

Dear Members of the Laurel City-County Planning Board:

It is our understanding that Woods Powder Grip has expressed an interest to re-locate to Laurel and occupy what has become known as the Ramsey Building.

I feel confident that I speak for the members of the Laurel Federal Credit Union when I urge you to make any and all efforts to accomodate the Woods Powder Grip Company within your good judgement.

We feel that having a company of the Woods Power Grip good reputation would be a boost to the economy of Laurel and the surrounding area. We would be willing to help in any way that we could within the scope of our business capability.

Should you need any additional support from us at any time, please feel free to contact us.

Sincerely yours,



Ron Bidwell