

**GLFPC Summary/Interpretation
of the GLA Project Review Committee Meeting on January 5, 2016
& Subsequent On-Site Meeting the Next Day**

This meeting summary/interpretation is being distributed to the GLA Board and Community as a volunteer service by GLFPC. Your suggestions are welcome should there be oversights or errors.

GLA's Project Review Committee held a telephone conference at 7pm Tuesday, January 5, 2016 regarding Marius Michael-George's application to move a 24 x 24 modular structure over a private residential access easement roadway and onto his property (NG-33B) at the top of what the applicant calls one of the steepest "driveways" in NG. As a result of an invitation issued at the hearing by the adjoining property owners, Chris and Ia Williams (NG-33C), three members of the committee, GLA President Charlotte Mizzi and several interested landowners met at noon on site the following day to walk the hill and get their own understanding of where and how Marius' private easement right runs over the Williams' property and literally through their front yard.

At the hearing, Marius stated he is applying for approval to move the modular building over the easement roadway and up the hill in two 12 x 24 foot sections and that he intends to use the building for storage, though at other times he has said the building will also be a work shop. In particular, he stated that he does not plan to use the building for a school.

However the Williams fear that this building will actually become a school. They remember how shortly after Marius purchased his property in 2013, he leveled and prepared an area on his property near the shared wellhead which he then said was the site for a "studio." While Marius did not complete those plans, the Williams believe his new plan is still about having a classroom on his property.

By consensus, the committee noted that the new proposed building site meets all the GLA setback standards and is "clean" according to Committee Co-chair Gerald Dubiel.

As the review shifted to how the 12 foot wide building sections would be trucked up the hill, the discussion focused attention on the deeply rutted easement road which has a hill on one side and a drop off on the other. With erosion channels as much as 6-12 inches deep, obviously caused by runoff water from Marius's property, the Williams maintain that the steep roadway needs to be upgraded and made safe per GLA Roadway Standards as published on the GLA web site:

<http://www.glamontana.org/road-driveway-standards/>

The Williams also said they have already lost significant property value due to Marius' disregard for their property rights and that they fear further property value loss unless the GLA approval comes with the condition that the building and property will never be used commercially. The Williams said that they granted the owners of NG-33B a private easement for residential use only and that any expansion of that right would violate the

easement they have given. A copy of the recorded residential easement was given to Gerald Dubiel at the on-site meeting.

As further evidence for their concerns that Marius is actually planning a school, two landowners pointed out to the committee that a page on Marius's website, which carried a 2014 copyright at the time of the hearing, states that he operates a School of Classical Realism with courses that are ongoing and year-round. To counter that concern, Marius told the committee that his website content is old and that he has not taught any art classes in Montana for 15 years. He added that he lacks the technical ability to update his website and noted that it takes time and money to keep it current.

Calling the school information on his website “confusing,” GLA President Charlotte Mizzi encouraged Marius to remove it. GLFPC NOTE: On the morning after the hearing, the website button designed to open the page about Marius' School of Classical Realism was no longer operational. However, one may still view this evidence at this link: <http://timslife.com/Forum/marius/marius.htm>

At the on-site inspection, attendees broke into several groups and walked up the steep and rutted easement roadway to Marius' property. The general opinion of attendees after the walk was that Marius needs to make the roadway safe and to manage surface water runoff from his property so that it does not continue to erode the easement road. Though Marius disagreed that his new building would increase his runoff water problems, other attendees assured him that his views were not realistic. In addition, at the end of the walk, Marius reassured those in attendance that he was not starting a school on his property, yet he refused to put that in writing when someone asked him if he would be willing to do so.

Per GLA procedures, the GLA board will decide how Marius' request to move a building will be handled based on the Project Review Committee's report and recommendation. It is anticipated that the board will make its decision at the next monthly board meeting scheduled for Monday, January 11, 2016 at 7 pm at St. John's Church.