

**COLUMBUS-STILLWATER COUNTY  
CITY-COUNTY PLANNING BOARD**

**Meeting Minutes**

**Tuesday, August 23, 2011 at 5:30 p.m.**

**Stillwater County Annex Planning Department, 809 E. 4th Avenue N., Suite C**

**Members Present:** Susie Schreiner (Vice-President), Ron Barndt, Joe Cross, Dennis Holten, and Jeanne Kienitz.

**Members Not Present:** Rod Fink (President), Webb Mandeville, Don Parks, and Ed Viig.

**Guests:** Tom Kelly, North Star Land Services, P.C.

**Staff Present:** Forrest Mandeville and Marissa Plumb

**I. CALL TO ORDER**

Vice-President Schreiner called the meeting to order at 5:30 p.m..

There were no public comments received at this time.

**II. MINUTES**

Joe motioned that the minutes of the July 26, 2011 meeting be approved as written.  
Jeanne seconded; with all in favor, motion carried.

**III. NEW BUSINESS**

**A. Subdivision: Amended Plat of Original Town of Stillwater, Now Columbus, Block 11, Lot 1-A.** Tom Kelly presented the 2-lot subdivision to the Board. The owners of the land are Larry and Judy Tipton and Linda Tucker. Larry and Linda are brother and sister and the lot was given to them by their mother. There are currently two houses on the parcel. The intent is to split the current parcel into 2 parcels so Larry will own a parcel and Linda will also own a parcel. The proposed lots comply with Town zoning for front yards and lot size, but not for side yards. Tom noted that if there is to be any new construction it will also have to comply with the Town's zoning at that time. This issue is covered in the conditions of approval. One issue noted by Tom is that the low water mark has changed dramatically over the years. The lot is much larger than previously surveyed. In turn, land owners will have to pay more in property taxes in the coming years.

Jeanne asked Tom about the accretion of the lots in regard to the river and if that land needed to be claimed. Tom responded by stating after this Board gives its recommendations to the Town Council and the subdivision is conditionally approved, he will then meet with the abstract company and go over the deed work which will include discussing accretion. Ron asked Tom if the banks could be rip-rapped. Tom didn't believe that would be necessary but that would be up to the land owners if they wanted to take on that expense because it would require the Army Corp of Engineers since they would be affecting the river.

Forrest went over his recommendation of three conditions of approval with the Board. Please refer to the attached documents for details. He also stated that he had talked to Doug Howard, Town's Attorney, and he didn't foresee any issues or problems that needed to be

addressed at this time. The Board didn't have any other conditions to add. Ron made a motion to approve the conditions of approval as presented by Forrest and to make those recommendations to the Town. Joe seconded; with all in favor, motion carried. Ron thought it was likely to have this subdivision on the September 6, 2011 Town Council Agenda. Forrest will supply the Council with the needed documents before the meeting.

#### **IV. UNFINISHED BUSINESS**

**A. Tree Committee Update.** Dennis Holten said there isn't anything new on the Tree Committee at this point. This item has been tabled for a few months until things slow down at the Public Works Department.

#### **V. OTHER**

**A. Stillwater Community Hospital.** The Planning Office had received all final documents and has filed the SCH Subdivision and construction on the new hospital is slated to begin September 6, 2011.

#### **VI. ADJOURN**

With no more business, Jeanne made the motion to adjourn. Ron seconded; with all in favor motion carried. The meeting was adjourned at 5:48 p.m..

The next regular meeting date is Tuesday, September 27, 2011 at 5:30 p.m. to be held at the Stillwater County Annex Planning Department building.

Marissa Plumb  
Administrative Assistant