

**STILLWATER COUNTY PLANNING BOARD
MINUTES OF MEETING**

Wednesday, September 7, 2011 at 7p.m.
Stillwater County Annex Planning Department
809 E. 4th Avenue N., Suite C

BOARD MEMBERS PRESENT: Larry Gee (President), Cynthia Colbert (Vice-President), Adelbert Eder, Linda Halstead-Acharya, Alvin Stadel, Clinton “Clint” Teegardin, Vincent Vandersnick, and Bob Van Oosten.

BOARD MEMBERS NOT PRESENT: Allen McMillen

STAFF: Forrest Mandeville and Marissa Plumb

OTHERS: Melissa Kramer, Stillwater County Economic Development Coordinator and Tom Kurtz, the Columbus CTEP Project representative

I. CALL TO ORDER: President Gee called the meeting to order at 7 p.m.. There were no public comments received at this time.

II. MINUTES APPROVAL. Bob made the motion to approve the July 6, 2011 meeting minutes as written. Vincent seconded; with all in favor, motion carried.

III. NEW BUSINESS:

A. Community Transportation Enhancement Program (CTEP) Project Approval. Melissa Kramer presented to the Board the proposal for a Memorial Park for Veterans and Citizens of Columbus located on the old Line Drug lot. Please refer to the attached documents for the full project proposal. The lot was recently purchased by Beartooth Ford for \$30,000 with the intent of expanding their car lot. Beartooth Ford is willing to sell the front portion of the lot on Highway 10 for this park project. Being that this is a beautification project and it is adjacent to a State highway it is eligible for the CTEP funding. CTEP funding is available to Counties depending on their size. Each year the State gives Stillwater County funding which in the past has funded sidewalk projects including one in Absarokee and most recently a beautification of the Fishtail Park. Federal funding pays 86.8 percent of the cost of projects and the applicants are responsible for a 13.2 percent match. Melissa stated that the Town Council has approved the match funding for this proposal and this project requires this Board’s recommendation to the Commissioners. This lot requires an appraisal by the State’s appraiser before the land can be acquired with CTEP funding. This process takes approximately six months. Once the land is appraised then Beartooth would need to get the land surveyed and then file a boundary relocation in order to sell part of the lot for this project. The Board overwhelming thought this project was a great idea and they would like to see something done with that lot downtown. Cynthia motioned to recommend to the Commissioners the approval of this proposed CTEP project. Bob seconded; with all in favor, motion carried.

B. Potential Subdivision Regulation Changes. Forrest explained to the Board that parts of the current Subdivision Regulations will need to be amended due to the changes made during this year's legislative session. Forrest informed the Board that dry hydrants, variance requirements, and fire fees will need to be discussed in the near future. Forrest has a working session scheduled with the Commissioners later this month and at that time will discuss his recommended changes to the current Subdivision Regulations. This topic will be discussed in detail by this Board at a later meeting.

C. Subdivision Update

1. Schmidt. This was the 2-lot subdivision discussed at the July meeting. Forrest informed the Board that the Commissioners have conditionally approved this subdivision.

2. SCH. Forrest let the Board know that the hospital's subdivision has been filed and ground breaking on the new hospital is set for Friday, September 9, 2011.

IV. UNFINISHED BUSINESS:

A. Planning for Value. There was nothing discussed at this time.

OTHER:

A. Claire Summit Subdivision. Forrest informed that Board that this subdivision should be getting filed shortly. There are only a few documents that are still needed.

B. Amended OT Columbus Subdivision. Forrest gave a short overview of this 2-lot subdivision located next to the Public Works building. The current lot is owned jointly by a brother and sister and it is being split so each will own one lot. The Town Council approved the subdivision at their meeting on Tuesday, September 6, 2011.

C. Hicks Van Campen. The Board inquired about a tract of land which has recently been changed to an agricultural tract. Mrs. Hicks Van Campen wanted to sell a piece of her property so she used the agricultural tract exemption to create a tract of land that can now be sold. The new owners of the agricultural tract will have to go through subdivision review in order to lift the ag tract before they are able to start building on that land.

D. Rosebud Preserve Subdivision. Forrest gave an update on this proposed subdivision owned by James Stampfel. This subdivision was originally started by Lincoln Powers in 2007 and then sold to James Stampfel in 2010. Mr. Stampfel requested and was granted a one year extension last year to finish the subdivision. The subdivision is still unfinished due to the unexpected weather this last year. Mr. Stampfel is currently requesting a second one year extension that will be going before the Commissioners September 20, 2011.

V. ADJOURN: Adelbert made the motion that the meeting be adjourned, Vincent seconded; with all in favor motion carried. The meeting was adjourned at 7:31 p.m..

The next meeting will be on Wednesday, October 5, 2011 at 7:00 p.m. at the Stillwater County Annex, in the Planning Department office, located at 809 E. 4th Avenue N., Suite C.

Marissa Plumb
Administrative Assistant