

Stillwater County
City-County Planning Board Minutes
Tuesday, February 25, 2025
West Annex Meeting Room, 5:30 PM

Members Present: Ben Walker, Kyle Stadel, Terry Nystul, Todd Metzler, Richard Sidwell, Shad Kienitz, Peyton Brookshire (via Teams)

Members not Present: Heidi Stadel, Don Parks

Staff Present: Amy Stadel, Forrest Mandeville (via Teams)

Members of the Public: None

I. Call to Order

Shad called the meeting to order at 5:30 PM

II. Public Comment: *Public comments on matters within the Counties jurisdiction pursuant to 2-3-103, MCA will be accepted on any public matter that is not scheduled on this agenda and will be limited to 3 minutes per speaker. NO action will be taken. Public comment will be taken on business items as they are presented and will be limited to 3 minutes per speaker.*

No public comment

III. Disclosure of Conflicts of Interest and Ex Parte Communications

None

IV. Minutes

January minutes – Ben motioned to approve the minutes as written, Kyle seconded. All approved, motion carried.

V. New Business

Farmers Union Zone Change – Staff Report- Forrest Mandeville

Heidi Sather, General Manager, has submitted a zone change request for land owned by Farmers Union Trading Company to facilitate the placement of a bulk storage facility for fuels and propane. The property is located on the northeast corner of E 1st Ave South and South Diamond Street in Columbus. The legal description is Block 3, fractional lots 7 and 8 and all of lots 9-11, Hunter Addition to Columbus, located in Section 27, T 2S., R 20E., Columbus, MT. The property is currently zoned Light Industrial. The desired use is not listed as an allowed or conditional use in the Light Industrial district. The Heavy

Industrial district also does not list bulk storage of fuel, but does list "Other heavy industrial uses similar to those listed" as a permitted use. Any future development would be subject to site plan review to ensure that it is being developed in accordance with the Zoning Ordinance. Future plans may also include lot aggregation and alley abandonment, which would also require additional review processes. There is a sewer line in the alley on the north side of the subject property, which would need to be considered as part of any aggregation/abandonment request.

Kyle made a motion to approve the Zone Change to light industrial, Todd seconded the motion. All approved. Motion passed.

VI. Other

None

VII. Adjourn

Richard motioned to adjourn the meeting at 6:07 PM, Kyle seconded, all approved, meeting adjourned.