

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

Meeting Minutes

Tuesday, February 24, 2015 at 5:30 p.m.

Stillwater County West Annex Planning Department, 431 Quarry Rd

Members Present: Heidi Stadel (President), Ron Barndt, Joe Cross, Dennis Holten, Webb Mandeville, and Don Parks.

Members Not Present: Jeanne Kienitz (Vice President), Rodney Fink, and Ric Hanson

Staff Present: Doug Riley, CTA Group (Contract Planner) and April Limburg

Guests: Caleb Minnick, Travis West, Bill and Marlo Pronovost, Cass Hagg, Paul Holick, France and Lester Mengel, and Patty Sundberg

I. CALL TO ORDER

Heidi Stadel (President) called the meeting to order at 5:30 p.m.

A. Public Comments. None at this time.

B. Disclosures of Conflicts of Interest and Ex Parte Communications. None at this time.

II. MINUTES

Joe made a motion to approve the minutes of the January 27, 2015 meeting. Ron seconded; with all in favor, motion carried.

III. NEW BUSINESS

A. Cash-in-Lieu of Parks Funds Request – Town of Columbus CTEP Pike Ave Path.

The Town of Columbus requested \$2,164.50 of the County's cash-in-lieu of parkland funds to assist in the purchase of a needed easement for the development of the Community Transportation Enhancement Project (CTEP) walking path along Old Hwy 10/Pike Ave between Quarry Road and the Mountain View Cemetery. Webb made a motion to approve the request for funds in the amount of \$2,164.50 as requested by the Town of Columbus. Joe seconded; with all in favor, motion carried.

B. Public Hearing – Variance Request

- a. **Open Public Hearing:** President Heidi Stadel opened the public hearing for the City-County Planning Board in regards to requesting a variance from providing curb and gutters in the Sandstone Estates Subdivision 5th filing. (See City-County Planning Board File in the Planning Office)
- b. **Presentation by Developer:** Doug addressed the Board several issues in regards to the future development of the Sandstone Estates Subdivision 5th filling was come up , however the only issue being addressed at this time will

be the variance request by Engineering West. Travis West from Engineering West, on behalf of Andrew Newell, has requested a variance to the Town of Columbus and Stillwater County Subdivision Regulations that require curb and gutter to be constructed along the road frontage of a subdivision they are preparing. The proposed seven (7) lot subdivision is located on the northwest corner of Sandstone Court and Centennial Street. Section VI.I.4 of the subdivision standards state that “new subdivisions in or proposed for annexation to the Town of Columbus must be provided paving, curbs, gutters, and sidewalks per Columbus standards.” There are currently drainage features along the east and south portions of the property. Dennis gave a brief historical background of the previous files of the Sandstone Estates Subdivisions.

- c. **Public Comment:** The public’s main concerns were: weed control, drainage, erosion, water rights, irrigation ditches, property values, and the impact of future development. (See City-County Planning Board File in the Planning Office).
- d. **Closed Public Hearing:** With no further comments President Heidi Stadel closed the public hearing.
- e. **Board Discussion.** The board discussed the effect of installing the curb and gutter and how it would influence the subdivision. The board also discussed the concerns of the adjacent property owners.
- f. **Recommendation to Town:** Don made a recommendation to the Town of Columbus to require installation of curb and gutter on the north side of Centennial Rd to the intersection of Sandstone Court. Ron seconded; with all in favor motion carried.

IV. UNFINISHED BUSINESS

There was no unfinished business discussed at this time.

V. ADJOURN

With no more business, Ron made the motion to adjourn. Dennis seconded; with all in favor motion carried. The meeting was adjourned at 6:30 p.m.

The next regular meeting will be held Tuesday, March 24, 2015 5:30p.m. at the Stillwater County West Annex.

April Limburg
Administrative Support