

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

**Meeting Minutes**

**Tuesday, July 24, 2018 at 5:30 p.m.**

**Stillwater County West Annex Planning Department, 431 Quarry Rd**

**Members Present:** Heidi Stadel (President), Kyle Stadel (Vice-President), Bob Hemphill, Dennis Holten, Rod Fink, Shad Kientz, and Webb Mandeville

**Members Not Present:** Joe Cross and Don Parks

**Staff Present:** Forrest Mandeville, Forrest Mandeville Consulting and April Limburg

**Guests:** Becky Sidwell, Carl and Judy Gates, Joyce Kelley, Gloria Darpino, and Scott Jess

**I. CALL TO ORDER**

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

**A. Public Comments.** Carl Gates has questions about the Resolution of Intent regarding the FLUM (Future Land Use Map). Forrest advised him the FLUM hasn't been discussed in over a year. The Board also discussed what the FLUM was and the reasoning behind it.

**B. Disclosures of Conflicts of Interest and Ex Parte Communications.** No conflicts of interest and ex parte communications.

**II. MINUTES**

Kyle made a motion to approve the minutes of the April 24, 2018 meetings with corrections. Bob seconded; with all in favor, motion carried.

**III. NEW BUSINESS**

**A. Public Hearing – Revision of the Zoning Ordinance**

**a. Open Public Hearing:** President Stadel opened the public hearing and turned it over to Dennis. Dennis advised some minor changes in regards to changing Town to City. Dennis discussed with the Board the main focus was the definitions of the four types of manufactured homes. He went over the four types and what is allowed per the definition. (See City-County Planning Board File for Zoning Codes in the Planning Office) The Board discussed the nonconforming structures and what the setbacks are. The Board also discussed the temporary commercial uses being in four groups and the difference between the groups is based on how long they person or group would be using it.

**b. Public Comment:** Joyce Kelly was concerned with the year of 1990 eliminating some manufactured homes built in the 1980's which were in good condition and it might eliminate affordable housing with the limited lots available. The Board discussed creating a type five or a conditional use permit for homes before 1990.

**c. Close Public Hearing:** President Stadel closed the meeting.

**d. Recommendation to the City:** The Board discussed changing the 1990's date to 1976 to be in standard with the HUD standards. The Board also the temporary use number three was left out. Webb made a motion to recommend the revision of the zoning ordinance as corrected with the year change of 1990 to 1976 and temporary use be changed to Group 3 on page 76. Rod second; motion carried. Dennis abstained.

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

**A. Planning Tools.** Forrest discussed the Growth Policy and the Board will look at it for future meetings to see if changes need to be made.

#### **V. ADJOURN**

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

The next regular meeting will be held Tuesday, August 28, 2018 5:30p.m. at the Stillwater County West Annex Conference Room.

April Limburg  
Administrative Support