

**STILLWATER COUNTY PLANNING BOARD  
MINUTES OF MEETING**

Wednesday, November 4, 2015 at 7p.m.  
Stillwater County West Annex  
Planning Department  
431 Quarry Rd

**BOARD MEMBERS PRESENT:** Kendal Hartman (President), Bob Van Oosten (Vice-President), Adelber Eder, Larry Gee, Curtis Jacobs, and Jack Knorr

**BOARD MEMBERS NOT PRESENT:** Susan Morse, and a vacant seat to be appointed by the Stillwater County Commissioners

**STAFF:** Monica Plecker, CTA Group, and April Limburg

**OTHERS:** Tom Kelly, North Star Land Services, Leanne Sekora, Andrew Sekora, Leo Uhrich, and Joan Uhrich

**I. CALL TO ORDER.** President Hartman called the meeting to order at 7 p.m.

**A. Public Comments.** No public comments at this time.

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

**II. MINUTES APPROVAL.** Larry made the motion to approve the August 5, 2015 meeting minutes. Bob seconded; with all in favor motion carried.

**III. NEW BUSINESS:**

**A. Public Meeting – Sekora Minor Subdivision**

**a. Open Public Meeting:** President Hartman opened the public meeting for the County Planning Board in regards to the Sekora Minor Subdivision. (See County Planning Board File in Planning Office)

**b. Presentation by Developer:** Tom Kelly from North Star Land Services on behalf of the Leo and Joan Uhrich, has submitted a preliminary plat application and materials for the Sekora Minor Subdivision. The proposed two (2) lot subdivision is located on the northeast corner of Upper Flat Road and Sekora Lane approximately three miles southeast of Columbus. The overall property is approximately 33.6 acres in size and was created in 1990 as a Family Transfer Tract (subdivision exemption). The proposed lots are 2.748 and 30.816 acres in size. There is an existing home located on the proposed larger lot toward the end of Sekora Lane (an existing private road) and a new home is indicated to be constructed on the smaller lot with access taken off from Upper Flat Road. The property is 2 legally described as Tract A-2, C.O.S. 261749 located in Gov't Lot 4, Section 2, T2S, R20E, PMM, Stillwater County, Montana.

**c. Public Comment:** Monica read over the conditions of approval and an email she received from an adjacent property owner. The Board discussed the easement for the mixing and isolation zone. (See County Planning Board File in the Planning Office)

**d. Close Public Meeting:** With no further comments, President Hartman closed the public meeting

**e. Recommendation to the County Commissioners:** Bob made a recommendation to the County Commissioners to conditional approve the Sekora Minor Subdivision. Curtis second, with all in favor; motion passed

**B. Burt Williams Conservation Easement.** The Board reviewed the conservation easement. (See County Planning Board Filing in Planning Office)

**IV. UNFINISHED BUSINESS:**

Nothing at this time.

**V. ADJOURN.** Larry made the motion that the meeting be adjourned, Curtis seconded; with all in favor motion carried. The meeting was adjourned at 7:45 p.m.

The next meeting will be on Wednesday, December 2, 2015 at 7:00 p.m. in the Stillwater County West Annex conference room located at 431 Quarry Rd.

April Limburg  
Administrative Support