

**STILLWATER COUNTY PLANNING BOARD  
MINUTES OF MEETING**

Wednesday, November 2, 2016 at 7p.m.  
Stillwater County West Annex  
Planning Department  
431 Quarry Rd

**BOARD MEMBERS PRESENT:** Bob Van Oosten (President), Susan Morse (Vice-President), Boyd Bernard, Gary Enstrom, Larry Gee, Curtis Jacobs, and Jack Knorr

**BOARD MEMBERS NOT PRESENT:** Adelbert Eder, and Clint Teegardin

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

**OTHERS:** Steve and Karen Marts

**I. CALL TO ORDER.** President Van Oosten 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 and ex parte communications at this time.

**II. MINUTES APPROVAL.** Curtis made the motion to approve the July 6, 2016 meeting minutes. Boyd seconded; with all in favor motion carried.

**III. NEW BUSINESS:**

**A. Public Meeting – Shane Creek Ranch Subdivision 3<sup>rd</sup> Filing**

**a. Open Public Meeting:** President Van Oosten opened the public meeting for the County Planning Board in regards to the Shane Creek Ranch Subdivision 3<sup>rd</sup> Filing consisting of 1 lot.

**b. Presentation by Developer:** McGee and Company (Dan McGee), on behalf of Steve and Karen Marts, has submitted a preliminary plat application and materials for the Shane Creek Ranch Subdivision, Third Filing. The proposed one (1) lot will lift the agricultural restriction on the property. The subdivision is located approximately 3 miles southwest of Columbus between Highway 78 and the Stillwater River. The site is approximately 14.224 acres in size and is legally described as a tract of land being Tract 4B as shown on Certificate of Survey No. 354611 being in the SW ¼ of Section 32, T2S, R20E, PMM, Stillwater County. Steve advised the Board why he wanted to remove the agricultural restriction and has already received DEQ approval. (See County Planning Board File in Planning Office)

**c. Public Comment:** The Board discussed the agricultural restrictions, if there were any fire restrictions, and the gas line on the property. Monica went over the staff memo and the conditions of approval.

**d. Close Public Meeting:** With no further comments, President Van Oosten closed the public hearing.

**e. Recommendation to the County Commissioners:** Gray made a recommendation to conditional approve the Shane Creek Ranch Subdivision 3<sup>rd</sup> Filing. Susan seconded, with all in favor; motion passed.

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

**A. Subdivision Regulations – Design and Improvement Standards.** Monica gave a brief background as to why the planning boards were reviewing the design and improvement standards portion of the subdivision regulations. Monica went over the changes with the Board. The Board discussed having two separate subdivision regulation documents for the County and the City Planning Boards to clarify any confusion in regards to road standards and dry hydrants for example.

**V. ADJOURN.** Jack made the motion that the meeting be adjourned, Susan seconded; with all in favor motion carried. The meeting was adjourned at 8:55 p.m.

The next meeting will be on Wednesday December 7, 2016 at 7:00 p.m. in the Stillwater County West Annex conference room located at 431 Quarry Rd.

April Limburg  
Administrative Support