

**STILLWATER COUNTY PLANNING BOARD  
MINUTES OF MEETING**

Wednesday, December 2, 2015 at 7p.m.

Stillwater County West Annex

Planning Department

431 Quarry Rd

**BOARD MEMBERS PRESENT:** Bob Van Oosten (Vice-President), Adelber Eder, Curtis Jacobs, Jack Knorr, Susan Morse, and Clint Teegardin

**BOARD MEMBERS NOT PRESENT:** Kendal Hartman (President), Larry Gee, and a vacant seat to be appointed by the Stillwater County Commissioners

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

**OTHERS:** Travis West, Engineering West, Bernie Kelly, Mark Schreiner, and Dustin Sturm

**I. CALL TO ORDER.** Vice-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 of ex parte communications at this time.

**II. MINUTES APPROVAL.** Adelbert made the motion to approve the November 4, 2015 meeting minutes. Clint seconded; with all in favor motion carried.

**III. NEW BUSINESS:**

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

**a. Open Public Meeting:** Vice-President Van Oosten opened the public meeting for the County Planning Board in regards to the Sturm Minor Subdivision. (See County Planning Board File in Planning Office)

**b. Presentation by Developer:** Engineering West, on behalf of Dustin and Darcy Sturm, has submitted a preliminary plat application and materials for the Sturm Minor Subdivision. The proposed two (2) lot subdivision is located approximately 1.5 miles northwest of Fishtail on the east side of Grove Creek Road (just south of the intersection of Hap Trees Road). The overall property is approximately 126.63 acres in size and the proposed new lots are approximately 25.13 acres and 101.50 gross acres in size (the net acreage of the property/lots is somewhat smaller once the Grove Creek Road right-of-way is accounted for). The property is legally described as Tract 1 of Certificate of Survey No. 338247 and is located in the SW ¼, SE ¼ of Section 20 and the NE ¼, NW ¼ and SE ¼ of Section 29, T4S, R18E, P.M.M., Stillwater County, Montana.

**c. Public Comment:** The Board discussed the maintenance agreement Tippet Rise has in regards to South Grove Creek Rd. Due to this agreement the road couldn't be cut however, it could be bored or pulled to get utilities to the property. Travis also discussed with

the Board the County Sanitarian will review the subdivision instead of DEQ and DNRC's control over the water in that area. Monica read over the conditions of approval (See County Planning Board File in the Planning Office)

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

**e. Recommendation to the County Commissioners:** Jack made a recommendation to amended condition #1 to remove the words Montana Department of Environmental Quality. Clint second, with all in favor; motion passed. Clint made a recommendation to the County Commissioners to conditional approve the Sturm Minor Subdivision with the amended correction to condition #1. Curtis second, with all in favor; motion passed

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

Nothing at this time.

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

The next meeting will be on Wednesday, January 6, 2016 at 7:00 p.m. in the Stillwater County West Annex conference room located at 431 Quarry Rd.

April Limburg  
Administrative Support