Meade County Planning Board Minutes
May 19, 2003

Members Present: Chairman Carl Bruch, Bob Mallow, Wayne Gutzmer, Director Of Equalization Kirk Chaffee and Secretary of Planning Erin Hanson.


Carl Bruch called the meeting to order at 1:04 PM.

Motion #1: Mallow made a motion to approve the minutes from April 21, 2003 planning meeting. Powles seconded the motion. Motion passed unanimously.

Old Business:

1. Charles and Barbara Jones—represented by John Yuill. Yuill presented the board with a final plat of Tract A, B, and C of the S1/2NW1/4 in 22-6-5. Yuill explained to the board that this property was purchased in 1972 by Jones/ McKee and Jordan all owning a 1/3 interest. Yuill stated that Jones will be selling Tract C 23.08 acres. The access to this property will be the existing 33’ private access easement. All signatures were received by petition stating that they agree that Jones can plat his 1/3 interest.

Motion #2: Mallow made a motion to approve the plat as a final. Gutzmer seconded the motion. Motion passed unanimously.

2. Victor Wang—approached the board with a final plat of Tilford Block 1 Lots 3-13. Wang approached the board in question of what he needs to do, in the reasoning that his plat was not approved by the County Commissioners. Mallow had explained to Wang that he needs to meet the Meade County Ordinance #20 on mobile home parks, stating that he needs hard surface streets and roads 32 ft curb back to curb back. Wang stated that he does not feel that he should have to pave his portion of his project, as the other streets are not hard surface. Street signs are already in place. Wang was also asked to have a certified well drillers report turned into the Planning Office before the County Commissioner on June 4, 2003 showing the flow of the well and storage.

Entered the Board Of Variance @ 1:27 PM: Gutzmer made a motion to move into the Board of Variance. Mallow seconded the motion. Motion passed unanimously.

Motion #3: Mallow made a motion to approve the variance for the hard surface roads and streets. Gutzmer seconded the motion. Motion passed unanimously.

Out of the Board of Variance @ 1:29 PM: Gutzmer made a motion to move out of the Board of Variance. Mallow seconded the motion. Motion passed unanimously.

New Business:

1. Gary Babl and Helen Pich—approached the board with a plat of Babl Subdivision Lot 1R, 2R and Lots 3-8 in 9-2-7. Babls had concerns on access to Lot 5. Babls have stated that the remaining section line right of way is no longer and option. Babl stated that Claudia Murphy an adjoining land owner is moving her fence to the center of the section line, leaving Babls the remaining 33’, which is part of Lot 5. Babls stated that Lot 5 will have an approach having the access off of the existing road. There will also be a 66’ public access easement giving access to Lots 2R, 1R, Lot 8 and Lot 7 with an additional public access easement serving Lot 6.

Motion #4: Mallow made a motion to approve as a preliminary. Gutzmer seconded the motion. Motion passed unanimously.

2. Gretchen Keefe—NOT PRESENT
3. Hokerstad, Walker, Noschegard—represented by Rick Bush. Bush approached the board with a preliminary plat of Lot A1 and A2 of the SW1/2 in 32-5-5. Bush stated that this is a plat of Lot A approximately 19.24 acres with a vacated road right of way. Bush explained to the board that Lot A will be split into two lots. Lot A1 (8.78 acres) and Lot A2 (8.97 acres). Lot A1 is going to be used for new construction, and Lot A2 has an existing cabin. The access to the two Lots will be off of Vanocker road. The lots will be supplied with water by a community well, which will require a Certified Well Drillers Report, stating that the well can serve both lots.

Motion #5: Gutzmer made a motion to approve the plat as a preliminary. Mallow seconded the motion. Motion passed unanimously.

4. C.E. Kenoyer and Sons Inc—represented by Rick Bush and Dave Wilson. Bush presented a preliminary plat of Lots K-1 thru K-12 (all ten acres or more) of Kenoyer Subdivision in Sections 3 & 4 of 5-6. Wilson stated that this property will be going up for auction August 20, 2003.

Motion #6: Mallow made a motion to approve as a preliminary. Gutzmer seconded the motion. Motion passed unanimously.

5. Duane Robbins—Robbins presented a preliminary plat of Rolling Dice Subdivision #2 Lots 1-12 in 4-2-8. Robbins said he is still planning to subdivide this 40 acre parcel in to 12 Lots of 3.5 acres. Robbins still plans to serve this water form Rolling Dice Subdivision #1 running down Lot 4. Robbins said he will bond the water for Rolling Dice Subdivision #2. Robbins voiced a concern that the adjoining land owners had on the 33’ existing access easement that runs on the north side of Lots 1, 4 and 5. The adjoining neighbors stated that they do not want to see any more traffic on this road as it is already in poor condition.

Susan Gunderson an adjoining land owner expressed her concerns on the roads not handling the traffic, and also the water running off of Lot 4, may cause contamination to her drinking water and dam. Sue Englir an adjoining land owner also had concerns on the sewer, traffic and the blind spot on Dyess Ave. Englir also said the B-1 Bombers fly very low over this area as she feels the lots should only be split in to four 10 acres lots voicing her concerns on health and safety.

Robbins explained to the board that Lot 1 can use an approach for access and the easement can be changed. The board informed Robbins that they need a letter from the Department of Transportation, change the private access between Lots 2 & 3 and also Lots 10 & 11, and have a Home Owners Association or Covenants.

Motion #7: Gutzmer made a motion to approve as a preliminary with the stipulations that different access is found for the lots and a rough draft of the Covenants are complete. Mallow seconded the motion. Motion passed unanimously.

6. Duane Robbins—presented the board with a preliminary plat of Rolling Dice Subdivision Lot 4R2 (9.06 acres) and tank lot in 5-2-8 (.07 acres). Robbins had explained to board that he may increase the size of the tank lot if the tank is above ground. Robbins said he was planning on having the tank above ground, but he said he will put it underground if the engineer says it will work and also to work with the adjoining land owners.

Susan Gunderson an adjoining land owner expressed that the tank lot will cause draining during the winter if the tank is above ground.

Rick Askvig an adjoining land owner also said that an underground tank would be great, and also extending the well lot will not be in site of the lot owner.

Robbins said take no action and table it until next month.

No Action Taken

7. Don Greslin—CANCELED

8. Kenneth Knecht—CANCELED

9. Eric Sutton—owner of Lot 11 Block 5 of Mountain Shadow Ranch #6. Sutton approached the board in question on what can be done on the placement of drain fields in drainage wash areas. Sutton said his concern is the pollution of the well from the sewer systems in these wash areas. The septic systems were put in by R.L. Construction. DENR and also Co. Commissioner Curt Nuppen have been out to look at this property. The board informed Sutton that the County can send out a letter stating the issues that need to be taken care of.

No Action Taken
10. Keith Kuchenbecker—presented a proposed plat of Hideaway Hills Lots 12-29 Block 1, Lots 13-26 Block 2, Lots 13-17 Block 3, Lots 2-5 Block 4, Lots 2-9 Block 5, Lots 1-5 Block 6, Lots 1-7 Block 7 in 8-2-7. Kuchenbecker explained that he was just letting the County see what he has in mind of doing next with his phases in Hideaway Hills.

No Action Taken

Chairman Carl Bruch called a recess at 3:43 PM.

Called the meeting back in session at 3:51 PM.

Entered the Board of Variance @ 3:53 PM: Gutzmer made a motion to move into the Board of Variance. Mallow seconded the motion. Motion passed unanimously.

1. Josh McLaughlin—represented by Kirk Chaffee. McLaughlin’s are building a new garage on their property in Wonderland Homes Subdivision. McLaughlin’s are asking for a 17 foot variance to meet the Meade County setbacks. A letter was received by the Home Owners Association, and all adjoining land owners have been notified.

Motion #8: Gutzmer made a motion to approve the 17 foot variance to the back of their property to meet the Meade County setbacks. Mallow seconded the motion. Motion passed unanimously.

Out of the Board of Variance @ 3:55 PM: Gutzmer made a motion to move out of the Board of Variance. Mallow seconded the motion. Motion passed unanimously.

Carl Bruch adjourned the meeting at 3:56 PM.

Approved: ___________________________________________ May 19, 2003
Carl Bruch, Chairman

Approved: ___________________________________________ May 19, 2003
Kirk J. Chaffee, Director of Equalization & Planning