

**CITY-COUNTY PLANNING BOARD
REGULAR MEETING
July 20, 2016
MINUTES**

CALL TO ORDER

President Dave Hebner called the meeting to order in the Town Meeting Room, at 207 South 6th St. at 7:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL: Board members present were Dave Hebner, Lindsay Schack, Dan Simser, Alvin VanderVos, Tom Wells, Bob Logar, and Austin Owens. Also present were Town Planner Ralph Johnson and Assistant Clerk/Treasurer Tonya Owens. Four members of the public were also present.

Excused: Carl Schutter

PUBLIC COMMENT/COMMUNICATION –

Eleanor Mest, 317 S Broadway: She stated that transitional zoning is not necessary because there are currently empty commercial buildings on Main St.

NEW BUSINESS

Michael Ronning- Pre-Application Meeting for Zoning Changes in Centennial Village Lots 9, 10, and 11 from Light Industrial to R-3

Michael Ronning, Ronning Development: He stated that he would like to change the zoning of lots 9, 10, and 11 in Centennial Village from Light Industrial to R-3. He mentioned that Ronning Development has considered purchasing lot 12 and would like to change the zoning to R-3 as well. They planned to build townhomes on lots 9, 10, 11, and 12.

Discussion

The Board noted that they were concerned with the increase in traffic that residential zoning would create. They questioned the number of units he was interested in building per lot. Ralph stated that the current water rights for this subdivision do not support residential zoning. Also, the current street access to these lots is not sufficient enough to support R-3 zoning. He also addressed the fact that changing only four lots could result in spot zoning.

OLD BUSINESS

None

PLANNERS REPORT:

Pioneer Crossing Park Proposal

Ralph reported that the Park Board has approved the Pioneer Crossing Park Proposal. He stated that we are waiting on approvals from the city parks representative, fire department, and police department.

Transitional Zoning

Ralph reported that the Town Council would like the Planning Board to continue to educate the community on transitional zoning. Ralph showed examples of transitional zoning from Bozeman, MT. He explained that the conditional uses were removed from the proposal. The Board asked questions concerning the types of businesses that would be suitable for transitional zoning and how it could benefit small businesses. The Board asked Ralph how they should proceed with educating the community.

Nancy, Amerimont Real Estate: She stated that transitional zoning would be a nice option for small business owners in Manhattan. She mentioned that, in her experience, there is a huge demand for it.

The Planning Board agreed to have an open house on September 21, 2016 for the community to ask questions and to give input concerning transitional zoning.

APPROVAL OF MINUTES – May 18, 2016

Motion-Alvin VanderVos; Second-Bob Logar; Vote-Unanimous: Motion passed to approve the minutes from May 18, 2016.

PUBLIC COMMENT:

Eleanor Mest, 317 S Broadway: She stated that the dentist office was once commercially zoned. She added that the railroad would most likely not add a crossing to accommodate Ronning’s request for more residential housing in Centennial Village.

ADJOURN:

Motion-Alvin VanderVos; Second-Lyndsey Schack; Vote-Unanimous: Motion passed to adjourn the meeting.



President



Secretary