

**CITY-COUNTY PLANNING BOARD  
REGULAR MEETING  
August 17, 2016  
MINUTES**

**CALL TO ORDER**

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

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

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

Excused: Carl Schutter, Tom Wells

**PUBLIC COMMENT/COMMUNICATION**

None

**NEW BUSINESS**

**SUBDIVISION EXEMPTION CLAIM FOR 8130 ALTENBRAND AVE**

*Tonya Owens, Assistant Clerk/Treasurer:* She read the public hearing notice for the Subdivision Exemption Claim of 8130 Altenbrand Ave.

**Public Hearing**

None

**Discussion/Decision**

Motion- Lindsay Schack; Second- Dan Simser; Vote: Motion passed to forward the Subdivision Exemption Claim Application for 8130 Altenbrand Ave to the County Attorney for review. It will then be returned back to the Planning Board for action.

*Ralph Johnson, Town Planner:* He read the Subdivision Exemption Claim staff report for 8130 Altenbrand Ave. He explained that there is information missing on the application. The survey map was not provided, therefore, the legal description of the property could not be verified.

Ralph read the Quick Claim Deed that was attached to the application for 8130 Altenbrand Ave. He cannot verify the information on the application without the survey information.

Ralph recommended that the application be fully completed by the applicant and have the County Attorney review it before it is sent to the Gallatin County Commissioner. The board asked Ralph what their options would be in a situation where necessary information is missing.

The Planning Board discussed their options for approval of the Subdivision Exemption Claim, including the option of sending it to the County Attorney. They questioned if the Subdivision Exemption Claim is applicable in this particular situation.

## **PIONEER CROSSING PARK PROPOSAL**

*Bill Luehrs, Pioneer Crossing Developer:* Bill presented the Pioneer Crossing Park Proposal. He plans to drill an exempt well in order to irrigate the park. Bill provided a map of the park as well as pictures of play equipment. He considered the recommendations given by the Park Board, Fire Chief, Police Chief, and Park Maintenance Supervisor. He addressed their concerns for shrub/tree species, parking, weather/shade shelter, bathroom facilities, play equipment (the culvert), and a sledding hill.

### **Discussion/Decision**

Motion- Lindsay Schack; Second- Bob Logar; Vote- Unanimous: Motion passed to approve the Pioneer Crossing Park Proposal with recommendations.

Ralph read the staff report for the Pioneer Crossing Planned Unit Development.

Ralph and the Planning Board discussed the added liability that a swing set would have on the Home Owner's Association. The Board discussed the pros and cons of having a bathroom facility.

*Austin Owens, Board Member:* He vocalized the problems the Town has had with vandalism of the Taylor Park bathrooms.

*Bob Logar, Board Member:* He recommended to use a diversity of tree species.

*Lindsay Schack, Board Member:* She suggested using short sections of culvert rather than one long one. She stated that a shade structure would be a valuable addition.

The Board determined that parking is sufficient for emergency vehicles.

The Planning Board recommended that the Pioneer Crossing Park does not provide toilet facilities or build a swing set. The Board agreed that small culvert sections would be a nice alternative to the long culvert for play equipment. They suggested adding a shade/weather shelter with a concrete floor be provided at one picnic table. They mentioned that they would like a diversity of tree species to be planted to conform with the Town of Manhattan tree recommendation list. They also discussed that the HOA should not be responsible for park reservations or for providing toilet facilities. The Board recommended that an information panel be posted at the Pioneer Crossing Park.

## **OLD BUSINESS**

None

## **PLANNERS REPORT**

Ralph discussed the informational transitional zoning open house scheduled for September 21, 2016.

## **APPROVAL OF MINUTES – July 20, 2016**

Motion-Bob Logar; Second-Alvin VanderVos; Vote-Unanimous: Motion passed to approve the minutes from July 20, 2016.

## **PUBLIC COMMENT**

None

## **ADJOURN:**

Motion-Alvin VanderVos; Second- Lindsay Schack; Vote-Unanimous: Motion passed to

adjourn the meeting.

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President

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Secretary