CITY-COUNTY PLANNING BOARD
REGULAR MEETING
January 15, 2020
MINUTES

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL: Board members present were Lindsay Schack, Dan Simser, Bob Logar, Tom Wells, Jennifer Bowen, and Cory Taylor. Ten members of the public were present. Also present were Town Planner Randy Carpenter and Deputy Clerk/Treasurer Tonya Owens.
Excused: Carl Schutter

PUBLIC COMMENT

OLD BUSINESS

Townhomes- Residential Districts Code Amendment

Carpenter read the staff report. He explained that townhomes are currently not permitted in the Manhattan Zoning Code. He compared 18 other towns/cities across the state, twelve of which allowed townhomes. He suggested that the Board define "townhome" and he gave examples of what the definition should include. He recommended that townhomes be located in R-3 and R-T and that the minimum lot size should also be defined. It is also an option for Manhattan to address the building design.
Simser addressed the fact that there is a minimum amount of area that is zoned R-3.
Schack explained that there is a gap in the zoning code and that townhomes need to be accommodated. She asked why other towns/cities did not have townhomes in their codes.
Carpenter answered that he sees no reason why a townhome shouldn't be allowed in the zoning code. He explained that townhomes are not prohibited in Manhattan, but they must be developed through a planned unit development.
The Board discussed the different zones where townhomes would be appropriate.
Schack requested that Carpenter prepare examples of code and disburse them prior to next meeting.
Carpenter stated that he would include townhouse standards in his proposal.

NEW BUSINESS

Boundary Realignment- 4550 Sales Rd.

Motion-Schack; Second-Wells; Vote- Unanimous: Motion passed to recommend approval of the boundary realignment for the property located at 4550 Sales Rd.
Carpenter read the staff report and a map of the property was presented.
The applicant is requesting a boundary relocation so that the current residential tract is located entirely on the south side of Sales Rd.
Ilene Casey, 5440 Sales Rd: She explained why she is requesting a boundary line

adjustment. She would like to put part of the 40 acre parcel into a conservation easement.
Carpenter explained that he is working on a letter for the conservation easement with the Mayor and Town Attorney's approval.
Staff recommended approval of the boundary realignment.

Planning Board President, Vice-President and Treasurer Nominations
Motion-Logar; Second-Taylor; Vote- Unanimous: Motion passed to elect Lindsay Schack as President, Tom Wells as Vice-President and Jennifer Bowen as Treasurer. The Board discussed the two open county seats on the MCCPB as well as the duties and responsibilities of the officers.

PLANNER'S REPORT
Carpenter stated that the Growth Policy grant recipients may be selected this month. Schack noted that she would like the Board to have a strategic plan in place in order to create a growth policy efficiently. Carpenter asked the Board if they would be open to an orientation/training through the Department of Commerce. The board members agreed that they would like the training. They also discussed getting a TV or projector for the meeting room.

APPROVAL OF MINUTES – November 20, 2019
Motion-Logar; Second-Wells; Vote- Unanimous: Motion passed to approve the minutes from November 20, 2019.

ADJOURN
Motion-Schack; Second-Logar; Vote- Unanimous: Motion passed to adjourn the meeting.

Lindsay Schack
President

Tonya Owens
Secretary