



**DRAFT**

**CITY-COUNTY PLANNING BOARD  
REGULAR MEETING via ZOOM  
May 20, 2020  
MINUTES**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

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

Excused: Carl Schutter

**PUBLIC COMMENT**

None

**NEW BUSINESS**

**Subdivision Exemption Claim- 5110 & 5120 High St., Belgrade, MT 59714**

Motion-Logar; Second-Wells; Vote-Unanimous: Motion passed to recommend approval of the subdivision exemption claim for the property located at 5110 & 5120 High St., Belgrade, MT 59714.

Carpenter read the staff report. The applicant would like to combine five lots in order to meet requirements for septic system setbacks. All of the lots are all under one ownership. Carpenter supplied images of the plat map.

**OLD BUSINESS**

**Townhomes- Zoning Code Amendment**

**Public Hearing**

Owens read the public hearing notice. There were no written comments. There were no public comments.

**Discussion/Decision**

Motion-Wells; Second-Simser; Vote-Unanimous: Motion passed to recommend approval to amend the Residential Zoning Districts of R-1 and R-3 to accommodate "townhomes" in the permitted and conditional uses of the Manhattan Town Code. Carpenter presented the proposed zoning code amendment to the Planning Board. The Board discussed the proposed ordinance. There were no changes to the proposed ordinance.

**Growth Policy- Proposal Review and Decision**

Motion-Wells; Second-Love; Vote-4:2: Motion passed to table a decision on the growth policy proposals until the next meeting.

Carpenter presented the growth policy proposals. Carpenter stressed the importance

of having the public's input and a steering committee for the project. He recommended that the firm have experience working with small towns. The Board discussed the applicants' proposals. Schack reiterated the importance of community outreach. Wells asked the applicants to speak to their firm's abilities, experience level, and planning ideas for Manhattan.

*Bruce Meighen & Whitney Brunner, Logan Simpson:* Meighen stated that Logan Simpson is a 130 person planning firm and that they are passionate about repositioning communities for appropriate growth. Logan Simpson will meet state statute but also ask the community for its needs. Logan Simpson emphasized the importance of a plan, guidance, and policies that are put into action. Brunner is local resident in Big Sky, MT and just finished a growth policy for the community.

*Dave Dixon, Cushing Terrell:* Dixon stated that he has spent 3 years in Red Lodge, MT. Cushing Terrell recently finished the growth policy for Belgrade and are also working on Belgrade's zoning code. In recent years, they have completed White Sulphur Springs's growth policy. They have helped communities define main streets, parking & traffic solutions, and infrastructure. Nicole Olmstead is located in Bozeman, MT.

Great West did not attend the meeting. They are located in Helena, MT.

Schack stated that Great West presented a strong ability to promote public outreach. They also seemed like they would provide a large amount of product for the budget.

Logar stated that he appreciated that Great West is based out of Montana and has worked with small towns like Roundup and Twin Bridges.

Love stated that using Cushing Terrell might save Manhattan money because they completed a neighboring city's growth policy. She said that Logan Simpson created a nice product for Big Sky, which also started small.

Simser agreed that Great West would be a good choice because they have worked with small towns.

The Planning Board will hold a special meeting on Thursday, May 28, 2020 at 7:00 pm via ZOOM.

**PLANNER'S REPORT**

None

**APPROVAL OF MINUTES – February 19, 2020**

Motion-Logar; Second-Wells; Vote-Unanimous: Motion passed to approve the minutes from February 19, 2020.

**ADJOURN**

Motion-Simser; Second-Taylor; Vote-Unanimous: Motion passed to adjourn the meeting.

\_\_\_\_\_  
President

\_\_\_\_\_  
Secretary