

**CITY-COUNTY PLANNING BOARD
REGULAR MEETING via ZOOM
August 19, 2020
MINUTES**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

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

PUBLIC COMMENT

Alissa Farley, 205 S 5th: She asked if a political flag needed a sign permit to be allowed in Manhattan.

Carpenter responded that he would reach out to the Town Attorney to ask if a flag constitutes as a sign that needs a permit.

NEW BUSINESS

Queen of Hearts Ranch, 248 Manhattan South Rd. - Rezone and Use Options

Carpenter summarized the questions Tonya Queen had concerning the use and zoning of her property located at 248 Manhattan South Rd. He explained that she would like her property to be used as outdoor storage. The property is zoned R-1 (Low Density Residential). Carpenter explained two options that would accommodate her request. The first would be to make a text change to allow outdoor storage in R-1. This option would allow outdoor storage to all properties zoned R-1. The second would be to rezone the easternmost part of the property to L-1 (Light Industrial), which may result in spot zoning.

Tonya Queen stated that she would like to accommodate the excess campers and trailers on Manhattan's streets. She also discussed the idea of using her property for a live/work project.

The Planning Board provided feedback offering different zoning and use options for her property.

The Board discussed the water rights of the property and the sewer capacity needed for a development.

Sign Application- ACE Hardware, 130 E. Wooden Shoe Ln.

Motion-Logar; Second-Wells; Vote- Unanimous: Motion passed to approve the sign application for ACE Hardware at 130 E. Wooden Shoe Ln.

Carpenter read the staff report. The signage requested for two signs totaled 160 sq. ft., which met code requirements. Staff recommended approval of the sign application.

OLD BUSINESS

Growth Policy- Establish Steering Committee & Brand Project

The Board discussed the importance of choosing the appropriate Steering Committee candidates for the Growth Policy. Schack will be drafting a letter and application to send to the Steering Committee volunteers. The Steering Committee's kickoff meeting will be held on September 22nd via Zoom. Logan Simpson will help guide the steering committee with public meetings and interactions.

The Planning Board members were asked to complete a survey in order to decide if and how the Growth Policy should be branded. The Board would like to have a Growth Policy website separate from the Town website. The idea of using the Town logo or license plate design for the brand was mentioned. Schack stressed the importance of community involvement through the process.

PLANNER'S REPORT

Carpenter does not like the logos offered on the survey.

APPROVAL OF MINUTES- May 20, 2020, May 28, 2020 & July 15, 2020

Motion-Wells; Second-Love; Vote- Unanimous: Motion passed to approve the minutes from May 20, 2020, May 28, 2020 & July 15, 2020.

ADJOURN

Motion-Love; Second-Wells; Vote- Unanimous: Motion passed to adjourn the meeting.

President

Secretary