

**CITY-COUNTY PLANNING BOARD
REGULAR MEETING via ZOOM
September 16, 2020
MINUTES**

CALL TO ORDER

PLEDGE OF ALLEGIANCE

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

Excused: Cory Taylor, Tom Wells

PUBLIC COMMENT

None

NEW BUSINESS

Conditional Use Permit, Accessory Dwelling Unit-116 N. 5th

Motion-Logar; Second-Schutter; Vote-Unanimous: Motion passed to recommend approval of the accessory dwelling unit located at 116 N. 5th St.

Carpenter read staff report. Robert and Brittany Braaskma applied for an accessory dwelling unit (ADU) at 116 N. 5th St. They would like to build the ADU in the loft of their garage. The property is zoned R-1. The owner must occupy either the primary home or the ADU. The application does comply with the criteria required for an ADU in the R-1 zone. Staff recommended approval of the ADU located at 116 N. 5th St.

The Board asked questions concerning the site plan and size of the ADU. Carpenter emailed copies of the site plan and application to the Board members. The Board reviewed the documents. Schack asked if the Board had any more questions for the applicant. Schutter recommended that the ADU not be used for a short-term rental. Schack recommended appropriate lighting and safety requirements.

Northern Rocky Mountain Economic Development District Presentation

Lisa Ledoux introduced herself and Ryan Krueger as Northern Rocky Mountain Economic Development District (NRMEDD) representatives. Ledoux shared documents for the presentation. Ledoux began by explaining that the Community Assessment Team (CAT) consists of representatives across Gallatin County. The CAT team had a meeting about recommendations for Manhattan based on Manhattan's zoning map and resolutions. These recommendations were shared with the Town Council in January 2020.

Krueger read the recommendations that the CAT team had for the Town of Manhattan. He recommended adding more visuals to the code, adding density for residential housing, and to utilize alleys and public space for more efficient public use.

Ledoux explained that the NRMEDD offers economic assistance for smaller communities. They help small businesses write grants. They also help collaborate



DRAFT

economic resources in order to help communities grow.

PLANNER'S REPORT

Carpenter stated that once the Growth Policy is completed, the Board may need to modify or add to Manhattan's Zoning Code.

Tonya Queen has submitted a concept drawing to include residential housing, an equestrian center and live/work housing for her property located at 258 S. Manhattan Rd. It will be presented at the October meeting.

APPROVAL OF MINUTES- August 19, 2020

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

ADJOURN

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

President

Secretary