



## **BROADWATER COUNTY PLANNING BOARD**

### **MINUTES**

*Ed Shindoll; Chair ~ Mike Delger; Vice Chair(absent) ~ Deanna Kolodka;  
Member ~Jeanine Stone; Member ~ Dallas Diehl; Member(absent)  
Nichole Brown; Board Manager/ Community Development & Planning Director  
Melinda Banks; Assistant  
515 Broadway St. ■ Townsend, MT 59644*

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**Date: December 13, 2023**

**Time: 5:30 PM**

Vice Chair Mike Delger called the Public Hearing to order at 5:30 pm. All rose for the Pledge of Allegiance. There was no conflict of interest for the Planning Board members. Chairman Ed Shindoll arrived late, Deanna Kolodka was absent, and Nichole Brown, Community Development and Planning Director was present via phone

Nichole Brown, Community Development and Planning Director presented the Smith Subsequent Minor Staff Report to the board and she summarized the Smith Minor Subsequent Staff Report into the record.

Date of Application: September 1, 2023

Location: Township 7 North, Range 2 East, Section 27

**Suggested Changes to Conditions:**

- a. In Condition 4, the word "are" will be replaced with "area" and "response" will be replaced with "responsible"
- b. In Condition 6, the word "permit" will be replaced with "permits."
- c. In Condition 7, the words "Three Forks Fire District" will be replaced with "Broadwater County Rural Fire District."
- d. In Condition 9c, the word "County" will be removed

**Public Comment:**

John Moos commented that these lots have already been subdivided and the comments state that the property cannot be further subdivided. He would be willing to help maintain the road but would not want to give up property for a 60 ft easement.

Bernadette Swensen, from Schaubert Surveying, commented that Sunset Trail is only a 30-foot easement and could not be used as a subdivision road.

Daniel Davis, Broadwater Missouri Water Users Association commented that DNRC holds the only right to the water and the Broadwater Canal.

Cary Hegreberg stated that the land adjacent to his is irrigated hay ground. He also commented that with future developments, the roads will be taken care

There is not any more public comment at this time.

Chairman Ed Shindoll closed the Public Hearing at 6:45 pm

Chairman Ed Shindoll opened the Regular Board Meeting at 6:45 pm

No public comment

Jeanine moved to approve the minutes from September 27, 2023. Dallas seconded and it was carried.

No Old Business

New Business

a. Smith Subsequent Subdivision

Dallas commented that if "prime farmland" keeps getting subdivided for housing, the tax base is going to change. The landowners would not receive any water rights, but shares. This issue is unclear in the application.

Mike Delger also commented on the lack of clarification of water rights and uses. He also commented that a condition of a bus turnaround and mail centralized location would be better for safety.

The board discussed the water topic and the lack of consistent information and decided to table this discussion until the next meeting.

Dallas moved to table the discussion of the Smith Subsequent Minor Subdivision. Mike Delger seconded and it was carried.

Dallas Diehl had prior engagements and needed to leave the meeting. The board still had a quorum.

b. Albe Minor Subdivision- The board has received the appropriate binder on this subdivision and will be reviewed at the next regular meeting.


c. Juniper Ridge Subdivision- The board has received the appropriate binder on this subdivision and will be reviewed at the next regular meeting.

No Legal Updates – Kaylan Minor is the new Deputy County Attorney.

No Comments from the Floor

The next regular meeting will be discussed through email to decide on which days would be appropriate to meet. Chairman Ed Shindoll adjourned the meeting at 7:02 pm

Respectfully Submitted:

  
Melinda Banks, Assistant

12/27/23  
Date

Approved:

  
Ed Shindoll, Chairman

12/27/23  
Date