



Planning Board Meeting  
November 15, 2022 at 1:00 p.m.

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**Board Members Present:** Ed Shindoll, Chairman; Mary Heinemann, Vice Chairman; Dallas Diehl, Member; Jeanine Stone, Member; Deanna Kolodka, Member

**Broadwater County (BC) Staff Present:** Nichole Brown, Board Manager/Community Development & Planning Director

**Secretary:** *Tacy Swanton, BC Community Development & Planning Assistant*

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100% of the Board members present and accounted for. Quorum reached for start of meeting.

**Working Meeting**

1. Ed Shindoll called the meeting to order at 1:03 p.m.
2. All present were asked to rise for the Pledge of Allegiance.
3. Review & Amend Broadwater County Subdivision Regulations
  - a. Legal Access Definition
    - i. Dallas Diehl made a motion to recommend to the Broadwater County Commissioner's to revise the definition of Legal Access definition on page 1, section 1. a. to remove "(city, county, state, or federal)" whereas, public road or street is defined on page 7, section 61. Mary Heinemann seconded the motion.
      - a) No further discussion.
      - b) Motion *carried*.
4. Adjourn
  - a. Jeanine Stone made a motion to adjourn. Mary Heinemann seconded the motion.
    - i. No further discussion.
    - ii. With no further business, working meeting adjourned at 1:29 p.m.

**Regular Meeting**

1. Ed Shindoll called the meeting to order at 1:30 p.m.
2. Approve Minutes
  - a. Jeanine Stone makes a motion to approve the Public Hearing & Regular Business Meeting Minutes on November 1, 2022. Mary Heinemann seconded the motion.
    - i. No further discussion.
    - ii. Motion *carried*.
3. New Business
  - a. None at this time.
4. Old Business
  - a. Meadows III Subsequent Minor Subdivision

- i. Review and decision of the Recommended Conditions starting on page 11 of The Meadows 3 Subsequent Minor Subdivision Preliminary Plat Dated 5/19/2022 with the following recommended amendments:

- a) Section 4.:

- I. In the third sentence it states "... off-street are ..." needs to be edited to state "... off-street area ...".
  - II. In the fourth sentence it states "... shall be response ..." needs to be edited to state "... shall be responsible ...".

- b) Section 8.:

- I. In the second sentence it states "... by the Three Forks Fire ..." but needs to be edited to state "... by the Broadwater County Rural Fire ...".

- c) Section 10.:

- I. In subsection a., the portion where it states "including a 10-foot by 10-foot utility easement on each lot adjacent to the right-of-way easement." needs to be stricken.
  - II. Subsection d. will be stricken.

- d) Section 11.:

- I. Jeanine Stone made a motion to add in a Small Acreage Livestock Management Plan using the language used previously as subsection i. Mary seconded the motion.
    - i. No further discussion.
    - ii. Motion *carried*.

- e) Section 13.:

- I. The subsections are listed as a., c., and d. but will need to be corrected to be a., b., and c.

- f) Section 14.:

- I. In the first sentence it states "... internal access roads ..." needs to be edited to state "...internal access road ...".

- g) Section 15.:

- I. In the first sentence it states "... internal subdivision roads ..." needs to be edited to state "...internal subdivision road ...".

- ii. Board reviewed the list of comments captured which is also included in the approved Public Hearing & Regular Business Meeting Minutes on November 1, 2022.

- a) No further comments received to date.

- iii. Jeanine Stone made a motion to recommend to the Board of Commissioners the Meadows 3 Subsequent Minor Subdivision Recommended Conditions provided in the Staff Report with the additions and corrections as aforementioned. Mary Heinemann seconded the motion.

- a) No further discussion.

- b) Motion *carried*.

- b. No further discussion.

- 5. Items for Discussion

- a. None at this time.

- 6. Legal Updates

- a. None at this time.

7. Comments from the Floor

- a. None at this time.

8. Other Business

- a. None at this time.

9. Reports

- a. None at this time.

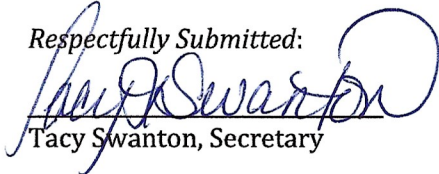
10. Next Meetings

- a. Public Hearing on Antelope Vista II Tract 2 Subsequent Minor Subdivision and a Regular Board Meeting on Tuesday, November 29, 2022 at 6:00 p.m. at the Flynn Building.  
b. Planning Board Working Meeting on Tuesday, December 13, 2022 at 1:00 p.m. at the Flynn Building.

11. Adjourn

- a. Mary Heinemann made a motion to adjourn. Jeanine Stone seconded the motion.  
i. No further discussion.  
ii. With no further business, meeting adjourned at 2:37 p.m.

Respectfully Submitted:

  
Tacy Swanton, Secretary

1/10/2023  
Date

Approved:

  
Ed Shindoll, Chairman

1/10/23  
Date