



Planning Board Meeting
February 22, 2023 at 6:00 p.m.

Board Members Present:

Ed Shindoll, Chairman; Mike Delger, Vice Chairman;
Dallas Diehl, Member; Deanna Kolodka, Member;

Board Members Absent:

Jeanine Stone, Member (during Working Meeting)
Jeanine Stone, Member (during Regular Board Meeting)

Broadwater County (BC) Staff Present:

Nichole Brown, Board Manager/Community
Development & Planning Director

Secretary:

Tacy Swanton, BC Community Development & Planning
Assistant

80% of the Board members present and accounted for Regular Board meeting. 100% of the Board members present and accounted for Working Board meeting. Quorums reached for start of meeting.

Regular Board Meeting

1. Ed Shindoll called the Planning Board Regular meeting to order at 11:00 a.m.
2. All who were present were asked to rise for the Pledge of Allegiance.
3. Public Comment on Items Not Included on Agenda
 - a. None at this time.
4. Election of Officers
 - a. Dallas Diehl nominated Ed Shindoll to continue role as Planning Board Chairman. Deanna Kolodka seconded the motion.
 - i. No further discussion.
 - ii. Motion *carried*.
 - b. Deanna Kolodka nominated Mike Delger as Planning Board Vice Chairman. Dallas Diehl seconded the motion.
 - i. No further discussion.
 - ii. Motion *carried*.
5. Approved Minutes
 - a. Working & Regular Board Meeting on January 10, 2023
 - i. Dallas Diehl moved to approve Planning Board Working & Regular Board Meeting Minutes on January 10, 2023. Deanna Kolodka seconded the motion.
 - a) No further discussion.
 - b) Motion *carried*.
 - b. Public Hearing & Regular Board Meeting on February 7, 2023
 - i. Dallas Diehl moved to approve Planning Board Public Hearing & Regular Board Meeting Minutes on February 7, 2023. Deanna Kolodka seconded the motion.
 - a) No further discussion.
 - b) Motion *carried*.
 - c. No further discussion.
6. Adjourn

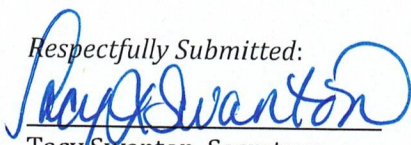
- a. With no further business, Dallas Diehl moved to adjourn this meeting. Deanna Kolodka seconded the motion.
 - i. No further discussion.
 - ii. Motion *carried*.

Working Meeting

1. Ed Shindoll called the meeting to order at 11:19 a.m.
2. Review & Amend Broadwater County Subdivision Regulations & Application Supplements
 - a. Supplement 9 Community Impact Report
 - i. Section 1. Education & Busing, page 28:
 - a) Dallas Diehl moved to remove 'Provide' and replace it with 'Request' in section b. Add a section c. that states 'If the developer is unable to retain a response from the school administrator within 6 weeks of the date of the request, the subdivision application may be deemed complete. Also, add a section d. that states 'If a school bus turnaround or route is to be amended or altered, the developer shall ensure the Broadwater County Road Department, Townsend School Transportation Committee, Townsend School Board agree to these alterations. Deanna Kolodka seconded the motion.
 - o No further discussion.
 - o Motion *carried*.
 - ii. Section 3. Water, Sewage, and Solid Waste Facilities, page 29:
 - a) Dallas Diehl moved to strike section d. completely which changes section e. to section d. and section f. to section e. Deanna Kolodka seconded the motion.
 - o No further discussion.
 - o Motion *carried*.
 - iii. Section 4. Fire and Police Protection, page 29:
 - a) Dallas Diehl moved to put a period after subdivision and remove 'including number of personnel and number of vehicles or type of facilities for:' in section a. Also, to remove '-' after 'Law' and remove 'Which of -'. Edit 'policy' to 'police' and add a '?' at the end of 'department'. Mike Delger seconded the motion.
 - o No further discussion.
 - o Motion *carried*.
 - b. Supplement 11 Final Plat Approval, page 43:
 - i. Dallas Diehl moved to change 'persons of firms providing services and information' to 'designated representative, designated contact'. On page 44, remove 'Title Report ...' sentence, remove 'Acknowledgement ...' sentence and 'County's ...' sentence. On page 45, remove 'County Attorney's approval'. Jeanine Stone seconded the motion.
 - a) No further discussion.
 - b) Motion *carried*.
 - ii. Dallas Diehl moved to strike 'the Board of Broadwater County Commissioners must approve amendments in writing, and' in the Term section on page 47. Mike Delger seconded the motion.
 - a) No further discussion.
 - b) Motion *carried*.
 - c. Supplement 13 Sample of Agriculture Covenant Removal, page 49:
 - i. Jeanine Stone moved to remove all '###' and to replace with '___'; remove 'N' signifying Township' and 'E' signifying Range. Underline "Insert quote description from Certificate of Survey". Deanna Kolodka seconded the motion.
 - a) No further discussion.
 - b) Motion *carried*.

- d. Supplement 14 Sample Certificates, page 52:
 - i. Dallas Diehl moved to underline all '##'. Jeanine Stone seconded the motion.
 - a) No further discussion.
 - b) Motion *carried*.
 - e. Supplement 16 Acceptable Forms of Improvements Guarantees, page 60:
 - i. Deanna Kolodka moved to remove 'Comment:' at the top of the page; change 'Appendix' to 'Supplement'; in section 1. change '... governing body a' to 'governing body an'; in section 3 remove the underline section and replace with 'Broadwater'; remove 'Comment' from top of page 61. Jeanine Stone seconded the motion.
 - a) No further discussion.
 - b) Motion *carried*.
 - f. Supplement 17 Irrevocable Letter of Credit, page 62:
 - i. Deanna Kolodka moved to replace 'Gentlemen' with 'To Whom It May Concern'. Dallas Diehl seconded.
 - a) No further discussion.
 - b) Motion *carried*.
 - g. Supplement 18 Grant of Access Easement, page 63:
 - i. Dallas Diehl moved to underline 'legal description of Grantor's property over which easement is granted' within parenthesis. Jeanine Stone seconded the motion.
 - a) No further discussion.
 - b) Motion *carried*.
 - h. Supplement 19 Copies for Distribution, page 64:
 - i. Dallas Diehl moved to strike 'which includes the county/city attorney approval' and 'County Attorney'. Deanna Kolodka seconded the motion.
 - a) No further discussion.
 - b) Motion *carried*.
 - i. Supplement 20 Planning Board and Governing Body Meeting Dates, page 65:
 - i. Deanna Kolodka moved to remove 'City'. Mike Delger seconded the motion.
 - a) No further discussion.
 - b) Motion *carried*.
 - j. No further discussion.
3. Next Meeting
- a. Next Working Meeting is scheduled for March 14, 2023 from 10 a.m. - 2:30 p.m. at the Flynn Building.
4. Adjourn
- a. With no further business, Dallas Diehl moved to adjourn. Deanna Kolodka seconded the motion.
 - i. No further discussion.
 - ii. Motion *carried*, meeting adjourned at 2:01 p.m.

Respectfully Submitted:


Tacy Swanton, Secretary

5/10/2023
Date

Approved:


Mike Delger, Vice Chairman

5-10-23
Date