



Planning Board Meeting
May 16, 2023 at 1:00 p.m.

Board Members Present:

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

Board Members Absent:

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. Quorum reached for start of meeting.

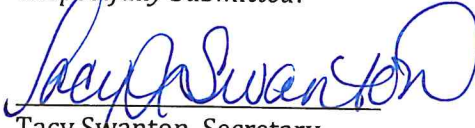
Regular Board Meeting

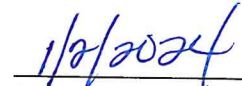
1. Mike Delger called the Board meeting to order at 1:01 p.m.
2. All who were present were asked to rise for the Pledge of Allegiance.
3. Public Comment on Items Not Included on Agenda
 - a. None at this time.
4. Approve Minutes
 - a. Public Hearing & Regular Board Meeting held on March 28, 2023
 - i. Jeanine Stone moves to approve minutes as presented. Deanna Kolodka seconded.
 - a) No further discussion.
 - b) Motion *carried*.
5. Old Business
 - a. Discussion/Decision Rolling Glen Ranch Estates Minor Subdivision
 - i. Staff Report Dated 3/23/2023 provided to Board members and read summary into the record by Nichole; this is a first minor subdivision of record; therefore, no public hearing is required and no Environmental Assessment is required.
 - a) The following grammatical edits are as follows:
 - o On page 1:
 - 'Planning Board Meeting' section, has the date of May 9, 2023 which is the date the Planning Board received the application; will also add May 16, 2023 (today's) to reflect this meeting.
 - 'Commission Meeting' section, the date May 24, 2023 will be added before June 7, 2023.
 - o On page 2, VII. Public Comment section need to add May 9, 2023 prior to May 16, 2023 date added as well as subsequent Commission meetings.
 - o On page 5:
 - Section c. Utilities, after 'Vigilante Electric' add 'will'.
 - Section f. Emergency Service, after 'Broadwater' add 'County'.
 - o On page 7, sentence needs to be amended to state 'Conditions of Approval Numbers ...' instead of 'Number'.
 - o On page 8, 2. Narrative section, 'and well' be amended to 'as well'.

- On page 10, J. 1. Findings section, needs amended to state 'via Rolling Glen Ranch Rd.' and eliminate last sentence.
 - On page 11, section 4., 'off-street are' needs to be amended to state 'off-street area' and 'response' needs to be amended to 'responsible'.
 - On page 12, c. section, omit the word 'and' at the end.
 - On page 14, numbering is out of order and needs to be numbered as a, b., and c.
 - Jeanine Stone moves to accept grammatical edits aforementioned. Deanna Kolodka seconded.
 - No further discussion.
 - Motion *carried*.
- ii. Discussion
- a) Staff Report
- Deanna Kolodka moved to amend page 2, V. Existing Development and Uses, first sentence needs to be amended to state 'The property is currently used for dryland farming.' and omit the second sentence. Jeanine Stone seconded.
 - No further discussion.
 - Motion *carried*.
 - Jeanine Stone moved to amend section 8 a. on the top of page 12 to state 'All existing and proposed utility easements on the subject property as requested by utility provider.' Deanna Kolodka seconded.
 - No further discussion.
 - Motion *carried*.
 - Jeanine Stone moved to remove the second sentence in section 9. Deanna Kolodka seconded.
 - No further discussion.
 - Motion *carried*.
 - Jeanine Stone moved to accept the Staff Report with aforementioned edits. Deanna Kolodka seconded.
 - Discussion
 - Per Nichole, this will be brought the Commissioners on May 24, 2023.
 - No further discussion.
 - Motion *carried*.
- b) Application (binder)
- Mike Delger questioned whether or not Silver Bow County should be mentioned in section/tab 29.
 - Discussion
 - Per Bernadette Swenson, Schaubert Surveying, stated the information was obtained from NRCS website under soils report which included Silver Bow County.
 - No further discussion.
- iii. Deanna Kolodka moved to accept and recommend to the Broadwater County Commissioners the approval of The Rolling Glen Ranch Estates with Recommended Conditions of the Staff Report Preliminary Plat Approval with aforementioned amendments. Jeanine Stone seconded.
- a) No further discussion.
- b) Motion *carried*.

6. Comments from the Floor
 - a. None at this time.
7. Next Meeting
 - a. Tuesday, June 13, 2023 at 1:00 p.m. in the Flynn Building.
8. Adjourn
 - b. With no further business, Dallas Diehl moved to adjourn. Jeanine Stone seconded the motion.
 - i. No further discussion.
 - ii. Motion *carried*.

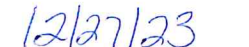
Respectfully Submitted:


Tacy Swanton, Secretary


Date

Approved:


Ed Shindoll, Chairman


Date