

Meade County Planning Board Minutes
August 18, 2003

Members Present: Chairman Carl Bruch, Bob Mallow, Wayne Gutzmer, Bob Powles, Craig Shaver, and Secretary of Planning Erin Hanson.

Guest Present: Richard and Nancy Dahlman, Rick Bush, Dan McGough, Guy Mann, Mark Burgad, Helen Pich, Bernadette Ricard, Carol Jung, Kelly Ricard, Lloyd June, Stephanie Strong, Rolyn Ludens, Ron Baker, Jim Biers, Patty Booze, Lynda Neumiller, Claudia Murphy, Stacey Nickelson, Tom Sitzler, Doug Nelson.

Carl Bruch called the meeting to order at 1:02 PM.

Motion #1: Gutzmer made a motion to approve the minutes from July 18, 2003 planning meeting. Mallow seconded the motion. Motion passed unanimously.

Old Business:

1. **Donald Williams**—Represented by Rick Bush. Bush presented a prel/final plat of Rendezvous Ranch Subdivision Lot 21A-3 (4.69 acres) and 21B-1 (3.92 acres). Bush stated that Williams was purchasing one acre from his neighbor to add to his lot for building purposes. This property will access off of the same existing 66' dedicated public right of way.

Motion #2: Powles made a motion to approve as a final. Shaver seconded the motion. Motion passed unanimously.

2. **Ralph Greslin**—represented by Rick Bush. Bush presented a final plat of Lot 3 (4.50 acres) of Timberleaf Subdivision in 30-5-6. Bush stated that this lot will be used for a new residence which is serviced by Blucksberg Water. This property has access off of Spur Rd.

Motion #3: Mallow made a motion to approve as a final. Powles seconded the motion. Motion passed unanimously.

New Business:

1. **Mike Schilling**—represented by Rick Bush. Bush presented a prel/final plat of Lots 5A (9.20 acres) and 5B (10.64 acres) of Runkle Homestead Subdivision, formerly Lot 5 in 16-4-5. The access to these properties will be off of Runkle Rd.

Motion #4: Gutzmer made a motion to approve as a final. Shaver seconded the motion. Motion passed unanimously.

2. **Ed Bearden**—Represented by Rick Bush. Bush presented a preliminary plat of Tract 1R2 (56.85 acres), Lot 3 (9.64 acres) and Lot 2A (9.07 acres) of Calhoon Subdivision #2. Bush stated that Mr. Bearden's son owns Lot 3 which has the existing residence and is serviced by the existing well. Lot 2A will have the existing shop and new well. Lot 1R2 will remain 56.85 acres of pasture land both properties owned by Ed Bearden.

Motion #5: Gutzmer made a motion to approve as a preliminary. Powles seconded the motion. Mallow had discussion that the neighbors needed to be notified. Gutzmer withdrew his motion. Gutzmer made a motion to approve as a form of intent. Powles seconded the motion. Motion passed unanimously.

3. **Jody Nash**—Represented by Rick Bush. Bush approached the board for a form of intent on Millers North Forty Lot 2A (10.12 acres) and Lot 2B (10.12 acres) of Tract B. Bush stated that there is a problem with high ground water. This property would not be able to have any type of septic, basement, or crawl space. Any type of structure would have to be on a poured concrete foundation.

Kenny McFarland—a concerned neighbor said that the ground is very soft and holds lots of water. Some adjoining neighbors are having problems with their sewer, because there is no where for the water to go. The board suggested to Bush that a mound system may be an option.

NO ACTION TAKEN

4. **Kenny McFarland**—represented by **Ron Baker** and **Rolyn Ludens**. Baker presented a preliminary plat of The Ranches At Elk Creek in 11-3-7. Baker informed the board that this first phase will consist of 33 Lots. These lots run down the North side of the creek. Baker stated that all of these lots will have their own septic systems in the fact that the property is out of the flood plain. Baker stated that the Firm Engineering will present data that will not allow any building sites or septic systems that would contaminate the creek. Firm Engineering will also show a base flood elevation of where the water could be in 100 years.

Discussion was brought up from some of the adjoining land owners.

Kelly Ricard had concerns on the creek having another overflow like the one that took place in 1972. Ricard stated that this property is in the flood plain. Other concerns are animal control, law enforcement, school systems, fire protection and garbage control.

Lloyd Young also had concerns about the creek overflowing leading to the flood in 1972. Young also stated that the property is in the flood plain. Other concerns are contamination to his well and sewer system.

Baker explained to the board that this project will be 4 phases when completed. Baker also informed the board that Elk Creek Fire Dept. will be notified of the project and have an approval letter by September meeting.

NO ACTION TAKEN

5. **American West Communities**—represented by **Ron Baker** and **Rolyn Ludens**. Baker presented a preliminary plat of Sunnyside Subdivision phase 4 (66 lots) in 31-3-7. Baker explained to the board that he currently has 140 homes hooked up to the cromoglass system. Mallow stated that a letter from DENR said that 200 homes is the max that can be hooked up to this system, until completion of the bigger centralized sewer system is done. Baker stated that the flow of the system is at 30,000 gallons and they are currently at 18,000 gallons, just a little over half way. Baker also said that DENR has also approved for Phase 4. They are currently at 60% and have not had any problems with the sewer system.

Discussion was brought up by some adjoining land owners.

Dan McGough had concerns on curb and gutter, and also the existing drainage.

Kris Hurt had a concern about the lights that will be going right thru her living room. Hurt is wondering if the road could be moved.

Mark Burgad had concerns on the traffic.

NO ACTION TAKEN

6. **Jim Biers**—September meeting

7. **Guy Mann**—Mann presented a rough draft of Guy Mann Development Phase I Lots 1-4. Mann informed the board that all of the lots consist of 10.24 acres and the first three lots will be serviced off of the existing section line until further development of Phase II. Mann stated that the mailings and soil bore tests will be completed for next months meeting.

NO ACTION TAKEN

8. **Loobey and Strong**—approached the board with a prel/final plat of a well lot in 1-6-5 (NESESW). Strong explained that they would like to purchase the well lot from Loobey to have full ownership of the well. The well is not currently serving any lots. The access to this property will be Big Horn Rd.

Motion #6: Gutzmer made a motion to approve as a final with the stipulation that this lot is not build able, and that it is noted on the plat. Powles seconded the motion. Motion passed unanimously.

9. **Loobey**—**Brook Loobey** and **Stephanie Strong** presented a prel/final plat of Lot A of Bear Butte Estates in 12-6-5. The property was formerly an 80 acre parcel owned by Loobey who would like to split off 10 acres and sell it to Strong. The access to this property will be the existing 66' access easement

Motion#7: Powles made a motion to approve as a final with the stipulations that the easement is showing dedicated public right of way. Also noted on the plat that the access will gain use of this easement. Gutzmer seconded the motion. Motion passed unanimously.

→ 10. **Keith Kuchenbecker**—presented the board with a prel/final plat of Hideaway Hills Phase II in 8-2-7. This phase consists of 33 lots. The water is serviced by Black Hawk Water and the sewer is from the Northdale Lift Station. All utilities and curb and gutter are being put in place now. Kuchenbecker stated that DOT has approved the rail road crossing. They informed Kuchenbecker that they only need a two day notice and the approval letter will be sent.

Motion #8: Mallow made a motion to approve as a final. Powles seconded the motion. Motion passed unanimously.

11. **Dahlman and Butolph**—Richard Dahlman and Helen Pich approached the board with a pre/final plat of Babl Sub. Lots 4R, 5R and 6R. Pich explained to the board that there is a minor boundary change making lot 4 into 1.6313 acres for a future commercial lot. This lot line change will fit the needs for the owner of 6R to build their new home. The board informed Dahlman and Pich that if this is a commercial lot the streets must be hard surface not only in the front but also around it.

Discussion was brought up by Claudia Murphy who is a concerned neighbor. Murphy's concern is not in favor of the commercial lot or the traffic. Murphy also said that the neighbors have not been contacted about the proposed commercial lot.

NO ACTION TAKEN

12. **Lynda Neumiller**—approached the board for a form of intent on lot 3 in Antelope Creek Subdivision located in 16-3-9. Neumiller is the owner of 1 20 acre parcel and also a 60 acre parcel. Neumiller is undecided at this point, but feels she would like to subdivide the 20 acre parcel in to two 9 acre lots and put the remaining acreage back into the 60 acre parcel.

NO ACTION TAKEN

Entered The Board Of Variance @ 3:41 pm: Gutzmer made a motion to move into the Board of Variance. Powles seconded the motion. Motion passed unanimously.

Variances:

1. **Tom and April Sitzler**—approached the board with a sketch of Stage barn Subdivision Lot 28 Block 1. Sitzler's are requesting a 23 foot variance from the back property line for a new garage.

Motion #9: Gutzmer made a motion to approve the 23ft variance. Shaver seconded the motion. Motion passed unanimously.

2. **Robert Goosen**—NOT PRESENT

Doug Nelson a concerned individual would like to know how this game processing plant can be in a residence, and also where all of the organic decomposing waste is going.

Motion#10: Gutzmer made a motion to approve the variance for another year. Shaver seconded the motion. Motion passed unanimously.

Out of the Board of Variance @ 3:48pm: Powles made a motion to move out of the Board of Variance. Shaver seconded the motion. Motion passed unanimously.

Discussion:

1. **Stacey Nickelson**—approached the board with the same problem. Nickelson explained to the board that she is financially strapped and cannot do anything at this time. Nickelson stated that her buyer for her 1974 mobile home backed out. Nickelson said that this mobile home is not being lived in and there is no water or sewer.

Motion #11: Gutzmer made a motion to approve the variance for one year, and if the mobile home hasn't sold by August 18, 2004 the mobile home needs to be gutted out and made into storage. Powles seconded the motion.

Mallow—apposed

Carl Bruch adjourned the meeting at 4:27 PM.

Approved: _____ August 18, 2003
Carl Bruch, Chairman

Approved: _____ August 18, 2003
Kirk J. Chaffee, Director of Equalization & Planning