

Amsterdam/Churchill Community Planning Group  
August 11, 2008 Meeting Minutes

Attendees: Carol Weidenaar, Tim Van Dam, Dean Sybesma, Dave Crawford (TD&H Engineering), Ron Slade (Bechtel-Slade Architects), Rob Pertzborn (Intrinsik Architecture), Ada Montague, Randy Carpenter (Sonorian Institute), Warren Vaughan, Walt Sales, LeRoy Logterman, Jack Vander Molen, Cindy Elliot, Bob Urich, Glen Flikkema, Charlie Pipal, Mark Kimm, Erika Braaksma, Carl Vander Molen

Meeting Introduction:

- 1) Walt opened the meeting at 7:13pm. Everyone introduced themselves and shared any rumors they had heard. Bob shared news that the county will have a rough draft ready in September regarding county wide zoning. Warren confirmed the announcement.
- 2) The July 28<sup>th</sup> minutes were approved with the following changes:
  - The July 14<sup>th</sup> date should be changed to July 28<sup>th</sup>
  - The addition of Dave Crawford to the attendees list

Business:

- 3) Treasurer's Report: Charlie reported that Gail has submitted the application for the tax ID number. On the next meeting's agenda will be the election of directors and officers, which are needed to form the non-profit corporation.  
Walt reported that the ACCPG was approved to receive a \$5,000 grant from the Sonorian Institute. He has a copy of the approval letter.
- 4) Steering Committee Reports:
  - a) Water Assessment- Ada had no report, but noted that she had collected all available information and will meet with Warren at the end of the month regarding the next steps. Walt suggested that perhaps Ada could visit with Alan English regarding the arsenic problem.  
It was reported that Jim Potts has received water assessment data from the DEQ with no new news to report. It seems to be a logistical headache to put in a community water system, but is likely the best way to address water quality for the future.
  - b) Sidewalk/Community Projects- No report from Reece, but Warren said the next step would be to call people for estimates and look for grant opportunities.
  - c) Non-Profit Committee – Gail was absent and the topic was covered earlier in the Treasurer's Report.
  - d) Newsletter/Webpage- Tim reported that Jill Ayers heard back from Virtual Town Hall with estimates ranging from \$1,000 - \$1,500 to design

the website. Maintenance could be done by Jill at \$100/month with a volunteer doing the updating.

Warren shared another option of possibly linking the ACCPG webpage off of the county's website. The only problem is that Warren would have to do the maintenance.

The committee decided to continue looking for options. Tim will visit with Reece to come up with other options as well.

- 5) There was brief discussion on the core boundary. Warren reported no new news since this meeting's agenda was full. Walt reported that he had talked to Carl and he said he would like his land to be in the core boundary.
- 6) Guest Speakers on design elements to consider when planning the town core were next.
  - a) **Randy Carpenter** from the Sonorian Institute shared his wisdom as a land use planner. He shared a presentation entitled, "Building from the Best of the Northern Rockies" in which he showcased a number of communities that had five common principals: innovative community design, economic success, community engagement, transportation choices, and environmental sensitivity & energy efficiency. Finding from his study concluded that communities should: create a shared vision for their future, have rules for development that are clear but flexible, and development decisions should be predictable, fair and timely.
  - b) **Ron Slade**, a land planner and architect who is working with the Elliot and the Vander Molen families, gave the next presentation. He asked the question, "How do you hold onto the pride in the community you have and still move forward?" He touched on a number of topics including connectivity, diversity in housing types, architectural style and streetscapes, the village core, vehicular circulation and parking, open space and parks, and neighborhood structure. He concluded with the statement that no one will ever be 100% happy with all parts of a community plan, but the goal is a general consensus.
  - c) **Rob Pertzborn**, a licensed architect, concluded with his thoughts on community design. He proposed that where a person lives profoundly affects their life. He noted that he lives on a small lot in the south side of Bozeman, and that high density is not for everyone. He asked the question, "How do you combine density and privacy?" He mentioned some examples of neighborhoods that have separate garages located in alleys behind the houses, thus making for a private back yard area and increased parking spaces on the street in front of the houses due to the lack of driveways entering directly onto the street. He also touched on the importance of roads. He said roads are key to the way a community functions. He concluded with "wants + logical needs = planning."

Closing Business:

- 7) After more discussion between the members of the group, Walt added that there needs to be more discussion regarding the definition of “rural character.” Ron Slade wondered why the core area not be expanded to the north, while Dave Crawford said that the wastewater lagoon may need relocation.
- 8) The next meeting is scheduled for August 25<sup>th</sup> from 7-9pm at the Amsterdam/Churchill Rural Fire Hall.
- 9) Meeting was adjourned at 9:26pm. Walt moved. Unknown second. Motion passed. (all 5’s)