

Amsterdam/Churchill Community Planning Group Minutes  
September 8, 2008

Attendees: Mark Kimm, Tim Van Dam, Ren Braaksma, Bob Urich, Jack Vander Molen, Dwight Dyk, LeRoy Logterman, Walt Sales, Carl Vander Molen, Carol Weidenaar, Gail Weidenaar, Ada Montague, Warren Vaughan, Erika Braaksma

Meeting Introduction:

- 1) The meeting was moved upon arrival to the community room in the Amsterdam/Churchill branch of Manhattan Bank.
- 2) Walt opened the meeting at 7:10 pm.
- 3) The minutes were approved as read, with the addition of Dean Sybesma, Donna Eakman, Dwight Dyk, and Ken Kreitzer to the attendees list.

Business:

- 4) The **By-Laws and Non Profit** were discussed. Bob passed around copies and gave a report on the draft Articles of Incorporation he wrote. He reported that once the group approved the document, it would be sent to Helena and could take up to three months to gain approval. Everyone agreed the document was well written, but noted these amendments:
  - a) Under the “purpose” section, the words “using guiding principals that maintain and enhance the values and goals found in the Amsterdam/Churchill growth plan” were added to the end of the first sentence. Erika moved and Tim seconded. Motion passed. (all 5’s)
  - b) Under the “Initial Address” section, Walt Sales’s address was taken out and Carol Weidenaar’s address was inserted to read “c/o Weidenaar at 4670 Amsterdam Road, Manhattan, MT 59741
  - c) Under the “Distribution of Assets upon Dissolution section, the last sentence was changed from “within thirty days of dissolution” to “within six months of dissolution.”
  - d) Under the “Initial Officers” section, it was agreed to remove the word “selected” and leave only the word “elected” in sentences two and four.
  - e) Dwight moved to approve the Articles of Incorporation as amended. Gail seconded. Motion passed (all 5’s).
  - f) Bob said he will send a copy to Walt to sign once the amendments are included.
  - g) The By-Laws Committee is made up of Walt Sales, Brent Sinnema, Tim Van Dam, Mark Kimm, Bob Urich, Gail Weidenaar, and Carol Weidenaar

- 5) The **Churchill Northeast Subdivision** was discussed next. Warren handed out a rough draft of a letter to the Gallatin County Planning Department. It was agreed that the typo “ACPG” be changed to “ACCPG” in the first sentence.

After some discussion regarding buffers, Warren said he will research Amsterdam Village’s buffer to Ag lands. LeRoy moved that in precedent of Amsterdam Village, the ACCPG requests the plan as drafted to call for some type of buffer, which should be referred to the fire department, canal company, and neighboring landowners prior to preliminary plat submittal. Walt seconded. Motion passed (all 5’s). Walt said he will be in touch with the fire department.

- 6) **Report from Rural Landowners:** LeRoy reported that the Rural Land Committee met two times in the last two weeks. Walt, Warren, Marv, Brent, Jason and Carol were present.

Warren has written a working document, and the committee is discussing land uses, density, clustering, lot size, open space, setbacks, TDR’s, industrial uses, conditional uses, and prohibited uses.

The committee is planning to meet again on Monday, September 15<sup>th</sup> at 6:30 am at the Kountry Korner Café if anyone is interested in attending.

- 7) **Discussion on Town Core** was next. Warren showed a power point presentation showing different densities and designs of other subdivisions within Gallatin County. Densities, design options, and apartment styles were discussed. Warren pointed out that the more dense the core is, the longer it will take to reach it’s boundaries.

#### Closing Business:

- 8) Due to conflicts with Warren’s schedule, the next meeting will be Monday, September 29<sup>th</sup> from 7-9pm at the Amsterdam/Churchill Rural Fire Department.
- 9) Walt will talk to Charlie about meeting in the bank basement on a regular basis.
- 10) There was some discussion regarding the lighting district, which was not included on the agenda. Warren will collect information on how to expand the lighting district and draw up a draft for the group to discuss at the next meeting.
- 11) The meeting was adjourned at 9:24 pm. Tim moved and Carol seconded. Motion passed. (all 5’s)