

Amsterdam/Churchill Community Planning Group
November 10, 2008

Attendees: Jason Kimm, Mark Kimm, Leroy Logterman, Dean Sybesma, Bob Urich, Tim Van Dam, Carl Vander Molen, Warren Vaughan, Carol Weidenaar, Gail Weidenaar

Meeting Introduction:

- 1) Vice President Tim Van Dam opened the meeting at 7:05 pm
- 2) The October 27th meeting minutes were read and approved.
- 3) A motion was made to accept the agenda. Gail seconded and motion passed.
- 4) Erica Braaksma, Dwight Dyk, Walt Sales, and Jack Vandermolen were granted excused absences.
- 5) Treasurer's report was given by Gail.
- 6) There was a quorum of members present at the meeting for voting purposes.

Business:

- 7) A [list of ACCPG committees](#) was handed out to the members. The Sewer Committee could use a representative from the AMCH Sewer District to serve on the committee. We need to locate the names so we can encourage someone from the Sewer District to attend our meetings. Warren reported that DEQ has questions about the sewer system and we need to get them involved. Tim will contact someone on the Sewer District board.
- 8) Warren reported that Alan English of the Gallatin Local Water Quality District (LWQD) had expressed interest in coming out to the committee and talking about expanding the LWQD boundary.
- 9) The rural zoning portion of countywide zoning is being presented to the Planning Board on November 12th. If the ACCPG is not ready to be adopted by the time the County's rural zoning is ready, the AC area will be incorporated into the rural zoning and amended later to reflect the work of the ACCPG.
- 10) The [final draft of the ACCPG bylaws](#) was passed out to each member.
- 11) The ACCPG website address needs to be decided. Reese was not present so the matter will be discussed later.

12) The ACCPG [November 2008 Newsletter #2](#) was handed out to the group. Everyone approved of the newsletter but a correction needs to be made about the location: the correct name of the bank is the Churchill Bank, not the Manhattan Bank. Members felt that most community members were aware of the correct location, and that the newsletter stated contact names and numbers if people had questions, and so were okay to distribute the newsletter.

13) Jason Kimm reported on the November 8th, 2008 6:30AM large landowner meeting at Korner Kafe. Warren met with other large landowners in the AC area at 6:00AM and reported that the meeting had been good.

14) Warren discussed the existing traffic volume maps sent out with the November 10th agenda. The members would like to study the maps further on their own time. Jason asked if the MDT considers agricultural practices in their traffic studies. The state has a standard formula out of their office. Warren would find out if the state would consider adding standards for agricultural traffic.

15) Warren passed out a memo titled "[Things to consider](#)": a) the size of the core; b) improvements to Jackrabbit; c) schools; d) Amsterdam Village impact; and e) general traffic counts.

16) A discussion ensued regarding the size of the core, with several members stating they felt the core as too large. Several members stated that the values and goals defined at the community meetings were intended to retain our present values: agriculture, open space, and working infrastructure. Tim suggested we should consider phasing again: possibly tighten the boundary up to the existing developed land, and then categorize Phase II as property beyond existing development. It was agreed by the group that the market will dictate growth in 5 to 10 years. Leroy suggested the boundary be amended to exclude the Weidenaar property, Walt's proper, the Dyk's, and Carl Vandermolen's property. Carl said we needed to consider landowner's property rights. Jason and Mark Kimm both said that no matter what happens, someone's property rights will be affected (example: too much growth then affects their right to farm). Gail suggested the group amend the core boundary to only include what is currently developed.

Carl suggested we needed to investigate a policy requiring land in the core to be contiguous to other developed town land before it can develop, and the group agreed it should examine this possibility. Discussion also ensued about the possibility of having different areas of residential throughout the core depending on the location. Warren will bring some formal ideas to the group regarding contiguous growth and creative design.

The group agreed it would need to answer several questions involving how to define “contiguous” and how design and density would be defined in the core if this indeed was made into policy, but everyone felt that there was room to explore the idea.

- 17) Warren passed out another draft letter regarding the Churchill Northeast preliminary plat stating ACCPG concerns and potential solutions. Also, Warren discussed the proposed Windmill Acres preliminary plat; specifically, the group discussed whether or not to propose a road connection to property to the south to help create a connection to Godfrey Canyon Estates. Warren will bring a sample letter next meeting.
- 18) The next meeting will be Tuesday, November 25th, at 7 pm. Location to be announced. Jason motioned to adjourn, Gail seconded. Motion passed unanimously.