

## AMSTERDAM-CHURCHILL PLANNING GROUP

Minutes of March 22, 2011 Meeting

ATTENDEES: Cindy Elliot, Walt Sales, Warren Vaughan, Jim Potts, Brendon Beyers, Gail Weidenaar, Matt Flikkema, Carol Flikkema, Leroy Logterman

### BUSINESS:

- Introductions
- Quorum was met? Yes
- Excused absences: Tim Van Dam & Cindy Elliot (from the 3/8/2011 meeting)
- Minutes approved for 3/8/2011 meeting, as corrected
- COMMITTEE REPORTS:
  - **Jim Potts / Sewer & Water:** Jim has not heard anything definitive yet on the TSEP funding. He will follow up with Warren and Larry Watson as well. The Amsterdam project was rated 40<sup>th</sup> out of (80) submittals state-wide. Only the top (30) projects get funded, so Amsterdam is “out of the running”. There is a *very* outside chance that the project could still get funded (it’s happened in the past), but with the budget crises the state is currently facing, it’s not looking good. Jim also discussed how the rankings are arrived at. Amsterdam didn’t meet several of those criteria (a main one being a higher-than-normal median income in the area), so the anticipated funding looks like it will not happen.
  - **Warren Vaughan / Web Site:** Has been in contact with Reese, and he’s definitely still interested in working with our group. Warren is to meet with him on Wednesday (March 23<sup>rd</sup>) to talk about expanding the site and adding new links and items. Gail has also contacted Ann Snowberger at the school about helping out, but has not heard back from her yet. Also, an alternate domain name will probably have to be chosen, since the “ACCPG” prefix is already taken by someone in the U.S.
  - **Warren Vaughan / General Info:** Talked briefly about the merging of planning department and grant writing, now that a lot of pressure has been taken off of the Planning Office in regards to development since the slowdown and recession has hit. He offered Jim the opportunity to come into his office and help out with grants. He also discussed, in general terms, economic development for both Park and Gallatin counties. They are the only two counties in the area without any formal development groups, and he

briefly talked about how a group might work, how it might get started, and how it would run.

- **Warren Vaughan / Sidewalk Project:** Allen Armstrong is working on the survey for the schools to use, and he'll use the Monforton School survey as a template for this one. A work plan will be assembled this week which will target the items for school kids to do. It looks like just the survey will be done this year, with the actual GPS/GIS mapping occurring next year. The survey plan will be put together in the next week or so. Warren will e-mail the survey out to everyone for comments. Allen is also working on a grant to help pay for the tracking work (about \$250) for both schools. The grant will need to be applied for by April 5, 2011. Warren also informed the group that the Zoot grant has been submitted.
  
- **Warren Vaughan / "Safe Routes to School":** Taylor Lonsdale will be out on Monday the 28<sup>th</sup> to meet with Leah to plan the day. It will happen sometime this spring, but Amsterdam school will not be participating, only Manhattan Christian. The principal of Amsterdam feels it's too dangerous for kids to be walking to school right now, so they'll be opting out for the time being.
  
- **Warren Vaughan / Town Core-Section 1 "Rural Amsterdam-Churchill Subdistricts":** Warren distributed copies of the document to everyone present for review and comment. The remainder of the evening was spent discussing various issues in the document, focusing on the Ecton Ranch subsection (titled "Components within the PUD") and the various components within that section. Warren gave a basic review and overview of the Amsterdam Village project to bring everyone "up to speed", and also had a map of the proposed project to help with the discussion. The *Component "C": Neighborhood Commercial* designation was found to be a bit ambiguous, and we discussed leaving it more "open", i.e. it could be a hard number or percentage of lots. A lot of the discussion centered on designation of individual components and how they should be best defined (i.e. 15% *Neighborhood Commercial*, as an example). The major question was how to divide the ranch equitably, while at the same time maintaining flexibility in the document. Another big item was distinguishing between true commercial and office space. As well, how CTA works into the overall scheme of things needs to be addressed. They own and control (77) acres of the project, and the question arose, "is their portion developable?". Whatever ultimately happens with this property, it's essential that both parties (CTA and Cindy Elliot's family) work together for a solution that makes sense. There may be more phases to the project that are smaller, as well. Cindy is hoping to re-do the original plan to take into consideration the economic realities that are now occurring in the area, and will, in turn, address some of those realities via the new phasing and smaller "chunks" of the project. However, the original plan

would still be adhered to to a certain extent. If a drastic revision of the project is undertaken, a new application with the County will be required.

The discussion, in general, ranged over a wide range of. A “perma-culture” approach was one of those, with 1/8 of an acre for every (4) people. Another was to make the development more self-sufficient. We also talked about writing some additional “side boards” on possibilities with the project. Getting Wayne from CTA Architects involved is also essential, and we’ll try and get him to attend the next scheduled meeting. Their (CTA’s) piece is very hard to develop as it presently stands, and it needs to work hand-in-hand with Cindy’s piece. However, structure of the ownership of the two pieces is not an issue.

Another possible component to add to the ones listed in the document is the “Starfire” concept, as well as a possible retirement community.

- **Walt Sales:** Thinks we should go “All Nuclear”!!!
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- OTHER BUSINESS:

- No other topics were brought up.

**NEXT MEETING:** Tuesday, April 12<sup>th</sup>, 2011, at 7:00 P.M., at the Amsterdam-Churchill Bank’s Community Room. (Note: Mark your calendars—we also have the community room booked two weeks later on Tuesday, April 26<sup>th</sup>, at 7:00 P.M.)

**MEETING ADJOURNED**