

**MINUTES**  
**JOINT CITY AND COUNTY PLANNING COMMISSION MEETING**  
**CITY COMMISSION ROOM**  
**Monday, January 23, 2017 - 5:30 p.m.**

*City Planning Commission members present:* Stacey Bartlett, Scott Carbonneau, Bill Markley, Laurie Schultz and Dave Templeton.

*City Staff members present:* Sharon Pruess, John Childs and Beth Croston.

*County Planning Commission members present:* Lee Axdahl, Anissa Grambihler, Tom Rounds, Les Stewart, and Norm Weaver.

*County Staff members present:* Kevin Hipple.

*Guests present:* Bob Tinker

Commissioner Templeton called the meeting to order at 5:30 p.m. Commissioner Grambihler moved, seconded by Commissioner Rounds to approve the minutes of the July 25, 2016 meeting. Approval was unanimous.

First on the agenda was a **Plat/Ownership Change – Lot 1R, Block 1, Farm Island View Estates in NW ¼ Section 7-110-78. Petitioners – Louie & Desirae VanRoekel.**

First on the agenda was a **Plat – Lot 1-5, Horse Feather Addition, in the NE ¼ of Section 23-111-79. Petitioners – Robert & Kayla Tinker.**

Sharon Pruess, City Planner, provided a summary of the proposal: Robert & Kayla Tinker own a residence at 3031 Sussex Road in the Camelot Addition. They own adjacent lots to the east at 3005 Karen Court in Buhl's Second Addition where the Horse Feathers Lodge and accessory barns and buildings are located. They received approval in October 2016 from the City Board of Adjustment (BOA) for an extension of their bed & breakfast permit for the Horse Feathers Lodge. The BOA did not approve their request to operate a restaurant at the lodge. The Tinkers are proposing to replat their 7 lots into 5 lots. They are proposing to sell their existing residence on Lot 1 and move into the lodge. Lot 1 would increase from 5.78 to 5.82 acres to allow including the driveway that runs along the east side of Lot 1 to the horse barn at the NE corner of Lot 1. The topography on Lot 1 does not allow moving the drive to the horse barn to the west. Tinker proposes fencing the east side of the Lot 1 to separate the driveway to the horse barn on Lot 1 from the parking and driveway along the east boundary of Lot 2. Lot 2 is 4.21 acres and would include the lodge, the shop and the riding arena. The access approach for the lodge would be moved from the SE corner of Lot 1 to the SE corner of Lot 2. Lots 3-5 would decrease in size slightly to approximately 1.2 acres. Lots 3-5 would continue to be operated as part of the lodge property. A stream and pond are currently on Lots 4 & 5. The proposal includes vacating a portion of Karen Court so access to Lots 4 and 5 would be from Buhl Avenue rather than the Karen Court cul-de-sac. Sussex Avenue is in the Camelot Addition and is currently maintained by the County. Buhl Avenue and Karen Court are in Buhl's Second Addition and are maintained by a road district. Oahe Electric has no objection to vacating the existing street/easements.

Moving the access approach for the lodge further to the east and separating the driveway to the horse barn on Lot 1 from the parking areas on Lot 2 with a fence should help mitigate some of the potential traffic and access impacts of special events at the lodge. Pruess noted that a revised plat had been submitted earlier in the day that included Mid Dakota Rural Water's existing waterline. A copy of the revised plat was distributed to the Commissioners.

Bob Tinker said that they are platting the property to accommodate the driveway to the horse barn on their residential lot. He said that he and his wife intend to sell their existing residence. He said that they intend to operate the lodge as one large lot and leave the other lots as is. He doesn't intend to sell lots 3-5 or build on them in his lifetime. Bob said that he has retired from the hunting business and sold it to another party. Commissioner Weaver asked Tinker if he intended to move into the lodge. Bob said that "yes", he and his wife intend to move into the lodge and may be looking at an addition in the future for their residence. Commissioner Schultz noted that Karen Court and the existing utility easements are being vacated as shaded on the plat. She asked about the Mid-Dakota waterline and noted the width was not visible on the plat itself. Kevin Hipple pointed out that a box on the face of the plat calls out the MDRWS easement as a 30' wide easement.

**With no additional comments or questions from the commission, Commissioner Grambihler moved to recommend the Plat of Lots 1-5, Horse Feathers Addition, in the NE ¼ of Section 23-111-79. Petitioners – Robert & Kayla Tinker. Commissioner Rounds seconded the motion. The motion passed unanimously.**

With no further old or new business, Commissioner Grambihler moved to adjourn. Commissioner Rounds seconded. The motion carried unanimously and the meeting was adjourned at 5:38 pm.

*Minutes by Beth Raschke / Sharon Pruess.*