

Billings County Planning and Zoning Committee

July 12th, 2012

1:00 P.M.

Members present: John Tczap, Anita Kessel, Don Heiser, Paul Krush, Connie Kasian and Cathy Cerkoney.

Members absent: Jim Arthaud.

Others Present: Marc Mouton, Zach Glueckert, Stephanie Klym and Roger Klym.

John Tczap called the meeting to order. Don Heiser moved to approve the minutes of June 14th, 2012. Paul Krush seconded. All voted aye.

Doug & Katie Oe: Request to build an attached garage on a 7.47 acre tract in the SENE 28-139-100 (4043 135th Ave SW). Property is zoned Agricultural. Don Heiser made a motion to approve application. Anita Kessel seconded. All voted aye.

Donald Stigen: Conditional use permit to mine scoria and gravel in SE1/4 20-143-99. Property is zoned Agricultural. Approaches have been approved by the District 1 foreman and by the Billings County Commissioners. Anita Kessel made a motion to approve the conditional use permit. Paul Krush seconded. All voted aye.

Mark Kasian: Request to plant a shelterbelt & build an attached garage with breezeway on a 3 acre tract in the SWSW 35-141-98 (12167 30th St SW). Property is zoned Residential. Anita Kessel made a motion to approve the application. Cathy Cerkoney seconded. All voted aye with Connie Kasian abstaining from the vote.

BakkenLink Pipeline, LLC: Temporary conditional use permit for a 30 acre pipe storage yard in the SW1/4 1-144-99. Property is zoned Agricultural and owned by Cody & Janell Tachenko. Zach Glueckert was in attendance from Bartlett & West to answer questions. Anita Kessel made a motion to approve application for one year and keep the property zoned agricultural. Connie Kasian seconded. All voted aye. Discussion after vote regarding additional request for 2 removable buildings for offices on site. Connie Kasian made a motion to approve amended application to include two (2) temporary offices for up to one year conditional upon the water and sewer being self-contained and no living facilities. Don Heiser seconded. All voted aye.

MBC Properties application was withdrawn.

Old Business:

Zerria, LLC was removed from the agenda. The company did not submit an updated application or plat for their proposed major residential subdivision on 111.51 acres in the S1/2 35-141-99.

Myron Yourk of Yourk and Kenner Enterprises, LLC: Construction of an 80 unit hotel leased to Westwood Enterprises on a 2.8 acre tract in the NW1/4NW1/4 14-142-99 (Fairfield). No new information has been received pertaining to water and sewer service for the hotel. Application was tabled.

Patrick Marx: Application to rezone approximately 40 acres in the SW1/4 of 15-143-99 from Agricultural to Industrial. Also proposed is a conditional use permit for a drilling mud recycling plant operated by R360. The board tabled the request until additional information is received from the DOT regarding road approach issues and a representative of R360 is present to answer questions.

Energy Resource Group: Request to extend their conditional use permit for the crew housing facility planned in Fryburg for an additional 12 months. Marc Mouton was at the meeting to represent the company. Discussion ensued regarding reasons that they have not begun building.

Marc requested to place a temporary sign to announce the availability of the facility. Sign ordinance was discussed. Don Heiser made a motion to approve a one year extension of the conditional use permit and allow for one 4X8' sign conditional upon it being 103' from the centerline of the road. Paul Krush seconded. All voted aye.

A request was telephoned in by Ron Brosersma at the last Billings County Commissioners meeting on July 3, 2012 to reconsider the denied application number 2012-23 to have an RV as temporary housing in Fairfield. Discussion ensued regarding RV's in the county. Request was tabled until a representative is present to answer questions. Stacey Swanson was directed to send a letter informing them that they are not in compliance with the Billings County Ordinance.

Potential zoning violations were brought to the attention of the zoning director and she was directed to work with the Billings County States Attorney to address these violations.

Request was made by Chairman John Tczap to change meetings to the third Thursday of each month rather than the second Thursday of each month due to a conflict. Next meeting will be held on Thursday, August 16th, 2012.

With there being no further business, Anita Kessel motioned to adjourn at 2:27 P.M. Connie Kasian seconded. All voted aye.



John Tczap, Chairman



Marcia Lamb, Deputy Tax & Zoning Director