

Billings County Planning and Zoning Committee

September 20, 2012

1:00 P.M.

Members present: Karen Putnam, Anita Kessel, Paul Krush, Connie Kasian

Members absent: Jim Arthaud, Cathy Cerkoney, John Tczap

Others present: Scott Martin, Brian Moore, Rhonda King, Jeff King, Albert Kessel, Marcus Hall, Doug Tescher, Patrick Marx, Anthony Stoip, Mary Abrahamson, Sue Finneman, Joe Finneman

Vice-Chairperson Connie Kasian called the meeting to order at 1:00 P.M.

Paul Krush moved to approve the minutes of August 16, 2012. Anita Kessel seconded. All voted aye.

NEW APPLICATIONS FOR REVIEW:

Jeff & Rhonda King: Conditional use permit requested to operate a small trucking company with 8 trucks on Tract 3, Merrifield Creek Ranch Estates, Section 27-139-102 (14625 Plumley Draw Rd). Property is 61.65 acres and zoned agricultural. Some complaints received about this were truck traffic, dust, and those that bought property out there did so because it was a quiet area. When the King's applied for their building last year, it was for a shop with living quarters, no mention of trucks. Jeff & Rhonda King stated that most of the trucks go out for two weeks at a time and only park the trucks there during the driver's off time, and their place is the first one and the trucks don't go by the other properties in the subdivision. Anita Kessel moved to table this until the next meeting when a full board is present. Paul Krush seconded. All voted aye.

Doug Tescher: Conditional use permit to mine scoria on 5 acres in the NE1/4 Section 6-139-102. Property is zoned agricultural. Anita Kessel moved to approve the permit. Paul Krush seconded. All voted aye.

Billings County District 2: Conditional use permit to mine gravel on 10 acres in the SW1/4 of Section 14-142-98. Property is zoned agricultural and owned by Wayne Hecker, et al. Anita Kessel moved to approve the permit. Paul Krush seconded. All voted aye.

Chad Hammerstrom: Conditional use permit to place a mobile home on a 60 acre tract in the E1/2 Section 32-139-102. Property is zoned agricultural and currently owned by Beck and Muhonen, et al. Approval from SWDH for sewer has not yet been obtained. Chad is currently in the process of trying to buy the property. Anita Kessel moved to table this permit. Karen Putnam seconded. All voted aye.

Rick & Kay Baranko: Conditional use permit to build a 54' x 140' shop with living quarters on a 5 acre tract in the NW1/4 Section 36-141-99. Property is zoned agricultural. Approval from SWDH for the sewer has not yet been obtained. Anita Kessel moved to approve the application pending approval from SWDH for the sewer. Paul Krush seconded. All voted aye.

David & Margorie Polanchek: Request to move in a residence on a 7.57 acres tract in the NW1/4 Section 23-140-100. Property is zoned residential. Approval from SWDH for the sewer has not yet been obtained, and they are still working on acquiring the house to move on the property. Anita Kessel moved to table the request until more information is received. Karen Putnam seconded. All voted aye.

OLD BUSINESS:

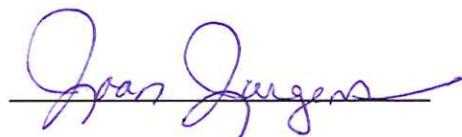
Myron Yourk of Yourk and Kenner Enterprises, LLC: Construction of an 80 unit hotel leased to TGC Properties, LLC on a 2.8 acre tract in the NW1/4NW1/4 14-142-99 (South Fairfield). Property is zoned commercial. No new information on the water/sewer for the hotel has been received. Jackson Kaiser, who will lease the property from Yourk's will present a traffic study for the projects to the Commissioners at the October meeting. Anita Kessel moved to table the request. Paul Krush seconded. All voted aye.

Patrick Marx: Application to rezone approximately 40 acres in the SW1/4 15-143-99 from agricultural to industrial. Also proposed is a conditional use permit for a drilling mud recycling plant operated by R360. R360 has received approval from the DOT for widening the intersection of Hwy 85 & 15th St SW for traffic to the east. Karen Putnam moved to approve the application and conditional use permit. Paul Krush seconded. All voted aye.

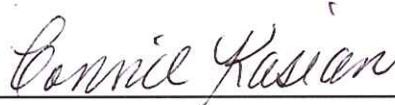
NEW BUSINESS:

The board reviewed zoning regulations pertaining to recreational vehicles, recreational vehicle parks, and campgrounds. Discuss and draft a recommendation for amending the Billings County Zoning Ordinance. Currently RV's are only allowed within an RV park or as a temporary residence during construction. The proposal is to add a temporary use clause to the existing ordinance. If the zoning board approves this, it then goes to the county commission. If they also approve it, it is published and becomes effective 30 days later. Anita Kessel moved to adopt this amendment to the zoning ordinance and send it to the county commission. Paul Krush seconded. All voted aye.

With there being no further business, Anita Kessel moved to adjourn the meeting at 2:00 P.M. Paul Krush seconded. All voted aye.



Joan Jurgens, County Auditor



~~John Tezga, Chairman~~

Vice President