

Billings County Planning and Zoning Committee

March 1, 2012

1:05 P.M.

Members present: Connie Kasian, John Tczap, Don Heiser, Anita Kessel

Members absent: Cathy Cerkoney, Paul Krush, Jim Arthaud

Others present: Scott Schneider, Pat Schneider, Allan Marx, Robert Kelsch, Kirt James, Roger Klym, Perry Tescher, Melanie Foster

Chairman Tczap called the meeting to order. Connie Kasian moved to approve the minutes of February 2, 2012. Anita Kessel seconded. All voted aye.

Scott Schneider submitted an application to rezone Lot 7 of section 6-141-101 from Agricultural to Recreational, 44.97 acres more or less. Also requested was a conditional use permit to construct four (4) cabins. Schneider will submit the final septic permit once approved by SW District Health. Anita Kessel moved to approve the rezoning and conditional use permit for the cabins upon final approval by the county commission. Connie Kasian seconded. All voted aye.

Myron Yourk & Tim Yourk submitted an application for the construction of a convenience store with three (3) above ground 12,000 gallon gas and diesel fuel tanks on a 1.80 acre parcel in the NW1/4NW1/4 14-142-99 (Fairfield) which is zoned Commercial. They also requested to have two proposals approved for this convenience store. The first proposal was to have a new structure built between the Four Corners Café & truck shop, an alternate plan involves adding an addition to the Four Corners Café. Both plans align the new structures to the existing buildings on the property which are approximately 200'-215' from the center of Highway 85, however a couple of the drawings place the fuel tanks closer than 200'. Current zoning requires a setback of 250' from the center of major highways; the application would need a variance for the setback requirement. This application has been tabled until the next zoning meeting when notice for the variance can be published.

The board then scheduled a special meeting to be held on Tuesday, March 20, 2012 at 1:00 pm.

Under old business, Allan and Lori Marx submitted an application to construct a garage next to their existing residence on NW1/4NW1/4 15-143-99. A garage was included when their home construction application was approved in 2009. They also had resubmitted an application for this same garage in 2010. This application for the garage was to let the zoning board know they were proceeding with the garage construction. Don Heiser moved to approve the request. Anita Kessel seconded. All voted aye.

Also under old business, Bridger Pipeline LLC submitted an application to construct a 48' x 110' crude oil storage tank at the Skunk Hill Station in NE1/4 16-141-98. The 15 acre property was zoned Industrial in 2010 for this use. Their original application had an additional tank planned, which is what this application is for. Anita Kessel moved to approve the request. Connie Kasian seconded. All voted aye.

Additional discussion ensued concerning conditional use permits for scoria and gravel mining operations. Mining permits will first be reviewed by the district road foremen prior to the zoning meetings.

Robert Kelsch and Kirt James addressed the board with questions on permitting requirements for a salt water disposal site with temporary housing.

With there being no further business, Anita Kessel moved to adjourn the meeting at 1:55 P.M. Don Heiser seconded. All voted aye.



John Tczap, Chairman



Stacey Swanson, Zoning Director