

Billings County Planning and Zoning Committee

April 12, 2012

1:00 P.M.

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

Members absent: Jim Arthaud

Others present: Rick Duval; Terry Metzger; Richard Volesky; LaVerne Kordonowy; Leonard Kordonowy; William Engen; Bob Procive; Neal Messer; James Odermann; Julius Dahl

Chairman Tczap called the meeting to order. Don Heiser moved to approve the minutes of March 20, 2012. Paul Krush seconded. All voted aye.

Myron Yourk: Variance to relocate an existing mobile home hookup in the NW1/4NW1/4 14-142-99 (Fairfield) to another location approximately 300' to the southeast. Chairman Tczap explained that the direction received from the County Commissioners was that they would like a specific plan approved by SW District Health, and clear title to the property proven before any action was taken. The issue was tabled.

Rick Duval, of ADB Development, LLC: Application for the Development of a Subdivision for a 40 acre tract (E1/2E1/2NW1/4 22-141-99). Request to rezone approximately 20 acres as residential (19 lots +/-) and 20 acres as commercial (4 lots +/-). Also requested is a variance to reduce the front yard setback for the proposed residential lots from 75' to 50'. Property is currently zoned agricultural and owned by William & Edna Engen. The board explained that the current zoning ordinance has a 5 acre minimum buildable lot stipulation, and also expressed concerns with having commercial and residential structures in such close proximity. The board requested more detailed plans of the water and sewer systems showing that it is adequate for the proposal. The board tabled these applications until the concerns are addressed.

Rick Duval, of ADB Development, LLC: Variance to allow up to two (2) RV's as temporary housing on the E1/2E1/2NW1/4 sec 22-141-99. RV's would be living/office quarters during the planning and construction of the above proposed subdivision. Even though the subdivision was not approved at this time, they are still requesting approval of the RV variance so they can work on the water and sewer issues. Don Heiser moved to approve the variance. Paul Krush seconded. All voted aye.

Chairman Tczap left the meeting at 1:45 P.M. Vice-chair Connie Kasian assumed the chair position.

Energy Resource Group, LLC: Variance to reduce the parking requirement for their proposed crew housing facility at the former Fryburg School site from one parking space per bed to one parking space per two beds. Anita Kessel moved to approve the variance. Cathy Cerkoney seconded. All voted aye.

James Odermann: Application to rezone approximately 20 acres in the NE1/4NE1/4 22-141-99 from agricultural to industrial to be used as a pipe and tank storage yard. Anita Kessel moved to approve the application with the approach off of Frank's Creek Road. Cathy Cerkoney seconded. All voted aye.

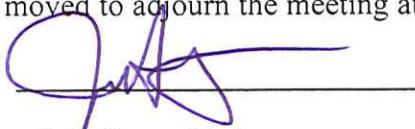
Great Northern Midstream: Application for a Conditional Use Permit for temporary crew housing in the N1/2S1/2 10-139-100 during the construction of the railroad crude oil leadout facility. Variance requested to allow 15 RV's as temporary housing. Anita Kessel moved to approve the permit. Don Heiser seconded. All voted aye.

Loren & Wendy Kordonowy: Application for temporary crew housing for 2 completely self-contained skid shack units in the NW1/4NE1/4 16-142-99. Anita Kessel moved to approve the current skid shacks for up to one year. Don Heiser seconded. All voted aye.

Don & Bonnie Heiser: Conditional Use Permit to place a mobile home on an existing farmstead at 3634 132 1/2 Ave SW in the S1/2NE1/4 1-139-100. Anita Kessel moved to approve the application. Cathy Cerkoney seconded. Cerkoney, Kasian, Kessel, Krush voted aye. Don Heiser abstained.

Under old business, 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). Property is zoned Commercial. The request was tabled.

With there being no further business, Anita Kessel moved to adjourn the meeting at 2:20 P.M. Don Heiser seconded. All voted aye.



John Tczap, Chairman



Joan Jurgens, County Auditor