

Billings County Planning and Zoning Committee

May 31, 2012

1:00 P.M.

Members present: Anita Kessel, Don Heiser, Paul Krush, and Cathy Cerkoney.

Members absent: John Tzcap, Connie Kasian, Jim Arthaud.

Others Present: Marcia Lamb, Roy Krivoruchka, Jay Brovold, Allan Thompson, Pete Malkowski, Betty Malkowski, Terry Harker, Rocky Fritz, Darlene (Chunks) Fritz, Diane Harker, Donna Barnett, Gerald Grosulak, Jeff Seward, Roger Malkowski, Elaine Johnson, Bill Haverluk.

Don Heiser called the meeting to order. Anita Kessel moved to approve the minutes of May 10th, 2012. Paul Krush seconded. All voted aye.

Great Northern Midstream: Application for a Variance to build within the 200' setback requirement for Industrial zoned property in the N1/2S1/2 10-139-100. Stacey Swanson informed the board that the company acquired more acreage and are no longer requesting the variance for the setback as they are now in compliance with the Billings County Ordinance.

Malkowski Trucking: Application for a Variance to construct 2 rv hookups for temporary housing for employees at 1608 128th Ave SW in the NW1/4NW1/4 26-143-99. Property is zoned Agricultural and owned by Qwain Malkowski. Roger Malkowski was in attendance to answer questions. Discussion ensued regarding sewer and water. Anita made a motion to approve the variance for one year conditional upon the SWDH application being provided by the commissioners meeting. Paul Krush seconded. All voted aye.

Kwirt Johnson: Application for a Variance to build a horse barn within the 250' setback from I-94 at 13298 35th St SW in the SW1/4NW1/4 36-140-100. Property is zoned Agricultural. Discussion ensued regarding the location of barn. Cathy Cerkoney made a motion to approve the variance. Paul Krush seconded. All voted aye.

Rodney & Rene Syminow: Application for a conditional use permit to place a modular home at 13455 38th St SW in the S1/2SE1/4 10-139-100. Property is zoned Agricultural. Modular home will be at an existing farmsite. Anita Kessel made a motion to approve the application conditional upon adequate water and sewer. Cathy Cerkoney seconded. All voted aye.

Darlene Fritz: Application for a Variance to allow 3 rv's as temporary housing for the supervisors at the rock pit in the SW1/4SW1/4 34-137-100. Property is zoned Agricultural. Jeff Seward, Darlene Fritz & Rocky Fritz were in attendance to answer questions. Discussion ensued regarding type of sewer and water systems being requested. Anita Kessel made a motion to approve the three RV's for one year conditional that they utilize a closed loop system for their sewer and water. Paul Krush seconded. All voted aye.

Stacey Swanson informed the board that R360 requested to postpone the application submitted by Patrick Marx until the June 14th, 2012 zoning meeting. The company plans to rezone approximately 40 acres in the SW1/4 of 15-143-99 from Agricultural to Industrial and operate a drilling mud recycling plant. Request was tabled.

Old Business:

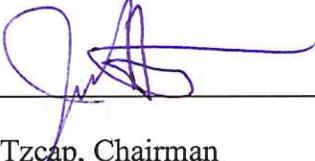
Stacey Swanson informed the board that Zerria, LLC requested to postpone their application until the June 14th, 2012 zoning meeting. The company plans to rezone & create a major residential subdivision on 111.51 acres in the S1/2 35-141-99. Request was tabled.

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.

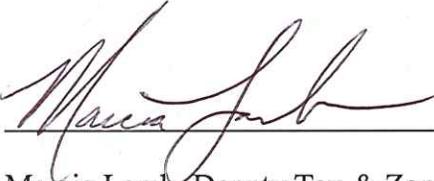
Brad Sachenko requested to amend an application from 2011 to place a 40'x80' storage building at the campground for residents instead of the proposed shop/museum. Because the use, location, and size of the building have changed, this will need to have public notice before it can be reviewed by the board.

Gerald Grosulak addressed the board regarding zoning questions.

With there being no further business, Anita motioned to adjourn at 2:05 P.M. Paul Krush seconded. All voted aye.



John Tzcap, Chairman



Marcia Lamb, Deputy Tax & Zoning Director