

**Billings County Zoning Meeting
January 15, 2015**

Members present: John Tczap, Joseph Kessel, Paul Krush, Connie Kasian, and Cathy Cerkoney

Members absent: Karen Putnam

Others present: Tax & Zoning Director Stacey Swanson, Marc Barra, Albert Kessel, Ray Kadrmas, Lowell & Margie Lindbo, Ashley Lindbo, Sonja Procive, Laura Grzanic, Lana O'Brien, Tim Hendricks, Derek Hendricks, Bill O'Brien, Sheriff Pat Rummel, Don Gordon, Alvin Klem, Pat Hedstrup, Richard Brown, Nick Kraus, Joe Marques, Larry Medhunzo, Wendie Lazenko, Andrew Brown

The meeting was called to order by Chairman John Tczap at 1:00pm.

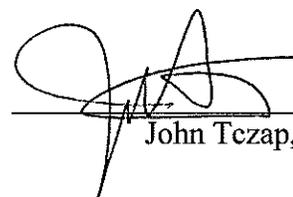
Anita Kessel moved to approve the minutes from the December 18, 2014 regular zoning meeting. Connie Kasian seconded. All voted aye.

Morgan Chase Management: Application to construct a 238 unit lodging facility consisting of 2 three-story additional structures on Block 2, Original Fryburg (3749 Main St, former Fryburg School), as well as improvements to the lagoon site & lots 1-6, Block 3, Original Fryburg. Also requested is a Variance to reduce the setback from 50' to 30.5' along the western boundary of Block 2. Property is zoned commercial and currently owned by Energy Resource Group, LLC. Zoning Director Stacey Swanson went over the comments received from the public meeting that was held at the school and the letters she has received regarding the project. Engineer Nick Krause addressed the wastewater treatment facility and the state requirements for pretreatment of the wastewater. Several residents and board members asked questions regarding the process. Wendie Lazenko was present and addressed the board regarding concerns that a facility that houses oil workers will bring sex trafficking into the area and requested that the facility provide training to spot sex trafficking if this is approved. Sonja Procive addressed the board regarding the fact that her home with Ben Procive is in the middle of the parking lot. A petition was reviewed that was turned in from the residents of Fryburg and the surrounding area opposing the project. The board discussed the variance request. Anita Kessel moved to allow the variance conditional upon Morgan Chase Management maintaining the Southwest Water line. Cathy Cerkoney seconded. A roll call vote was taken with Anita Kessel, Paul Krush, Connie Kasian and Cathy Cerkoney voting yes and Joseph Kessel and John Tczap voting no. The motion passed. Anita Kessel moved to approve the application conditional upon a \$150,000 bond, and recording the safety rules and regulations guidelines and covenants. Paul Krush seconded. Sheriff Rummel addressed the board and wanted to be sure that there was a rule that stated if law enforcement was having problems with an individual that they could have them removed from the facility. Roll call vote was taken with Anita Kessel, Joseph Kessel, Paul Krush, Connie Kasian and Cathy Cerkoney voting aye, and John Tczap voting nay. Motion passed.

With there being no further business, Anita Kessel moved to adjourn at 3:13P.M. Cathy Cerkoney seconded. All voted aye.



Marcia Lamb, Secretary



John Tczap, Chairman