

**Billings County Zoning Meeting
October 17, 2013**

Members present: Connie Kasian, Cathy Cerkoney, Joe Kessel, John Tczap, Anita Kessel, Paul Krush, and Karen Putnam.

Others present: Gerald Grosulak, Jeremy Wood.

The meeting was called to order by John Tczap at 1:05pm.

Anita Kessel moved to approve the minutes from the September 19, 2013 regular zoning meeting. Connie Kasian seconded. All voted aye.

Dean & Debbie Rodne: Application to construct a home on a 17.3 acre tract in the NW1/4 6-139-102 (3603 West River Rd). Also requested is a variance from the section line setback requirement. Property is zoned residential and currently owned by David & Sharon Humphrey. Home will be in NW corner of property. Discussion ensued regarding the siting of the home and ensuring it is not on the ridgeline. Water and sewer were approved by Southwest District Health. Southwest Water runs through property. Variance request is due to the fact that no building or road would be possible on section line due to a large valley. Cerkoney moved to approve the variance. Kasian seconded. All voted aye. Anita Kessel moved to approve the buildings. Krush seconded. All voted aye.

Gerald Grosulak: Preliminary plat review of Saddle Butte Subdivision which divides approximately 89.7 acres of land in the NE1/4 34-141-99. The subdivision is located west of Hwy 85, along 29th St SW and contains 16 residential lots ranging in size from 5.0 acres to 7.8 acres. Plat was turned in and showed that request is now 15 lots. Discussion ensued regarding the covenants and the BakkenLink pipeline through the property. Discussion was had regarding utility easements, road specifications and payment in lieu of park dedication. Cerkoney moved to approve the preliminary plat contingent that it is residential zoning only and by final plat stage, Gerald must have written documentation from BakkenLink Pipeline stating requirements of setbacks and easements and that they have no issues with the subdivision. Joe Kessel seconded. All voted aye.

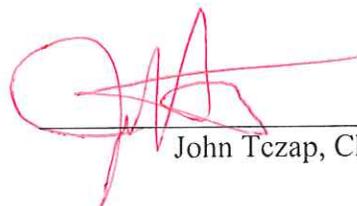
Discussion ensued regarding county zoning and city zoning in the extra-territorial area.

Stacey handed out the proposed amendment to the Billings County zoning ordinance and went over the requirements being proposed. There will be a public hearing during the Nov 5, 2013 Billings County Commission meeting. Anita Kessel moved to recommend the amendment to the Billings County Commission. Krush seconded. All voted aye.

With there being no further business, Cerkoney moved to adjourn at 2:25P.M. Anita Kessel seconded. All voted aye.



Marcia Lamb, Secretary



John Tczap, Chairman