

Billings County Planning & Zoning Committee

October 18, 2012

1:00PM

Members present: Cathy Cerkoney, Connie Kasian, John Tezap, Anita Kessel, Paul Krush, Karen Putnam

Members absent: Jim Arthaud

Others present: Stacey Swanson, Juliana Pemberton, Teresa Roberts, Sheila Marie, Tim Irish, Mary Abrahamson, Sue Finneman, Allan Thompson, Jeff & Rhonda King, John & Susan Boyce, Joan Jurgens, Albert Kessel, Chad Hammerstrom, Marcus Hall, Randy Mosser, Katherine Grandstand

Connie Kasian moved to approve the minutes of September 20th, 2012. Anita Kessel seconded. All voted aye.

New Business:

Roxanne Binstock: Conditional use permit to place a mobile home on a 25.24 acre tract in the NW1/4 17-142-99 (2016 131st Ave SW). Property is zoned agricultural. This application is to replace an old mobile home on the property with existing sewer and water. Anita moved to approve the permit. Paul Krush seconded. All voted aye.

Allan Thompson: Application for a variance to have 4 rv's as temporary crew housing during the construction of the special waste landfill in the N1/2 4-143-99. 2 will be located at 1241 Hwy 85 SW & 2 in the NW1/4NW1/4. Property is zoned agricultural. There will be water and electric at the sites, however sewer will be hauled out. Connie Kasian moved to approve the variance for one year during construction of the special waste landfill. Paul Krush seconded. All voted aye.

Agnes & Bill Palanuk: Application for a variance to have 2 rv's as temporary housing in the NW1/4 8-142-99 (1910 131st Ave SW). Property is zoned agricultural. The Palanuks requested to table their application until the November 15th, 2012 zoning meeting.

Billings County, District 2: Conditional use permit to mine gravel on 10 acres in the SE1/4 Sec 13-142-99. Property is zoned agricultural and owned by the Emila Armbrust Revocable Trust. This application has been reviewed by the Billings County Weed Board and the District 2 road foreman and approved. Paul Krush moved to approve the application conditional upon the landowner paying the application fee. Anita Kessel seconded. All voted aye.

Other New Business:

Government Creek Ranch: Variance to allow RV's as temporary crew housing along TR Road in the S1/2 21-141-101. Property is zoned agricultural. Discussion ensued regarding the reasons why the road crew was allowed to camp on this property. Randy Mosser was present to answer questions. Cathy Cerkoney moved to approve the variance for one week conditional upon any future campers must be approved through the zoning board prior to being allowed. Paul Krush seconded. All voted aye.

Government Creek Ranch: Conditional use permit to mine scoria in 17-141-101. Property is zoned agricultural. This application was determined by the board to not be necessary as it is an existing scoria pit.

Old Business:

Jeff & Rhonda King: Conditional use permit requested to operate a small trucking company with 8 trucks on Tract 3, Merrifield Creek Ranch Estates, Sec 27-139-102 (14625 Plumley Draw Rd). Property is 61.65 acres and zoned agricultural. Jeff & Rhonda King were in attendance to answer questions. Several people were in attendance to voice their concerns or support for this application. Discussion ensued regarding the Billings County Comprehensive Plan, mixing residential and industrial uses, and maintenance of the County road. Anita Kessel moved to deny the application. Connie Kasian seconded. Chairman Tczap called for a roll call vote. Connie Kasian, Anita Kessel and Paul Krush and John Tczap voted aye. Cathy Cerkoney and Karen Putnam voted nay.

Chad Hammerstrom: Conditional use permit to place a mobile home on a 60 acre tract in the E1/2 Sec 32-139-102. Property is zoned agricultural and currently owned by Beck and Muhonen, et al. This application was tabled at last month's meeting to get more information on the purchase agreement for the property, sewer and water permit, and a survey of the site being submitted. Chad Hammerstrom was present to answer questions. Anita Kessel moved to approve the application conditional upon the approach being approved by the road district foreman and the commissioners. Paul Krush seconded. All voted aye.

David & Margorie Polanchek: Request to move in a residence on a 7.57 acre tract in the NW1/4 Sec 23-140-100. Property is zoned residential. This application was tabled from last month's meeting to get more information. The Polancheks called during the zoning meeting and requested that the application be tabled until the November 15, 2012 zoning meeting.

Myron Yourk of Yourk and Kenner Enterprises, LLC: Construction of an 80 unit hotel leased to TGC Properties, LLC on a 2.8 acre tract in the NW1/4NW1/4 14-142-99 (South Fairfield). Property is zoned Commercial. This application was first reviewed in March. No new information has been submitted pertaining to water & sewer service for the proposed hotel. Anita Kessel moved to deny the application. Paul Krush seconded. All voted aye.

Discussion ensued regarding proposed RV amendment and fines for noncompliance with Billings County application procedures.

With there being no further business, Paul Krush made motion to adjourn at 2:45. Anita Kessel seconded. All voted aye.



Marcia Lamb
Acting Secretary



John Tczap, Chairman