

## **Billings County Zoning Meeting December 18, 2014**

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

**Members absent:** Karen Putnam

**Others present:** Tax & Zoning Director Stacey Swanson, Richard Brown, Joe Marques, Marc Barra, Irv Nodland, Laura Grzanic, Norma Myers, Lowell Lindbo, Margie Lindbo, Ben Procive, Bob Procive, Macayla Pelphrey, Alan Butts, Don Gordon, Tim Hendricks, Derek Hendricks, Pat Hedstrup, Alvin Klem, Robert Lillibridge, Pat Rummel, Nate Kraus, Matt Huggins, Richard Volesky, Janet Prchal, Arvid Hecker, Wayne Hecker

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

Joe Kessel moved to approve the minutes from the November 20, 2014 regular zoning meeting. Anita Kessel 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. Richard Brown and Joe Marques were present and addressed the board with their proposal for the site. Marc Barra from Energy Resource group was also present and addressed the board and members of the community regarding the project. Discussion ensued regarding the size and the overall site plan for the project. Chairman Tczap questioned the community on the overall opinion of the project. The majority of the community is in opposition to the project. The board felt a community meeting would be beneficial for all parties involved and requested they set a date to further discuss the project. Chairman Tczap felt a decision could not be made on the project until detailed water and sewer plans were submitted and the community could meet with the developers. The board moved to table the application until the January regular zoning meeting.

A community meeting date was set for January 8, 2014 at 5:30 P.M. Joe Marques suggested an open house from 3:00-5:30 P.M.

Chairman Tczap requested a 5 minute recess at 2:15 P.M.

The meeting resumed at 2:20 P.M.

Albert Kessel: Application for a Variance to allow an industrial use in an agricultural district, NW1/4 section 17-143-99 on the south side of Magpie Rd. Proposed use is temporary for the storage of rig & oil field equipment. Anita Kessel was present to answer questions. Discussion ensued over how many rigs would be allowed on the site at one time. The board determined that it would be more beneficial to consider the location and the road conditions near these sites rather than limit the number of rigs at a location. Chairman Tczap stated that proper notification needs to be given when hauling the equipment. Setback requirements are also to be met. Paul Krush made a motion to grant the variance for one year. Cathy Cerkoney seconded. Anita Kessel abstained from voting. All others voted aye.

Other Business:

Arvid Hecker and Wayne Hecker addressed the board regarding the number of rigs allowed on their property. It was previously decided at the November regular zoning meeting that each property would be allowed a specific number of rigs. Both men were present to request additional rigs. Due to the decision the board made earlier in the meeting, a limit is no longer a factor and the Hecker's would no longer need to make a request. No motions were made.

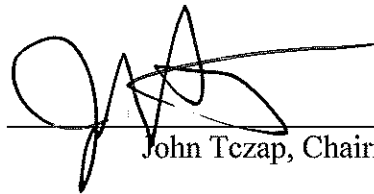
Paul Krush left the meeting at 2:42 P.M.

The board discussed possible amendments to the zoning ordinance. Cathy Cerkoney requested more documentation and discussion before any decisions were made.

With there being no further business, Anita Kessel moved to adjourn at 2:49 P.M. Cathy Cerkoney seconded. All voted aye.



Juliana Pemberton, Acting Secretary



John Tczap, Chairman