

# Billings County Special Zoning Meeting

## February 28<sup>th</sup>, 2013

**Members present:** Anita Kessel, Karen Putnam, Cathy Cerkoney, Connie Kasian.

**Members absent:** Jim Arthaud, John Tczap, Paul Krush.

**Others present:** Albert Kessel, David Patience, Jesse Hanson, Dan Schelske, Darlene & Rocky Fritz, Mike Tank, Clarence Sitter, Mike Beaudoin, Juliana Pemberton.

The meeting was called to order by Vice-Chairman Kasian at 1:00PM. This special meeting was held due to the scheduled February 20, 2013 meeting not having a quorum.

Kessel moved to approve the meeting minutes from the January 17, 2013 regular zoning meeting. Cerkoney seconded. All voted aye.

Cheyene Harmon: Application for a conditional use permit to place a manufactured home with an attached garage in a Residential district on a 5 acre tract in the S1/2NW1/4 9-139-100 (13570 Bryan Ave, Fryburg). SW water & sewer approved. Kessel moved to approve the application. Putnam seconded. All voted aye.

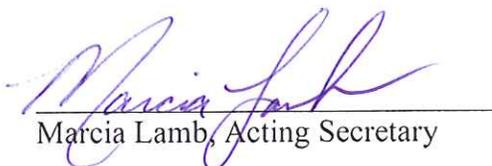
Darlene & Rocky Fritz: Application from last year for RV's at the gravel pit site. They requested to have one RV only at the home-site for one year (13505 51ST ST SW, SE1/4SE1/4 Section 16-137-100). RV's are no longer located at the gravel pit site. Kessel moved to approve amended application. Putnam seconded. All voted aye.

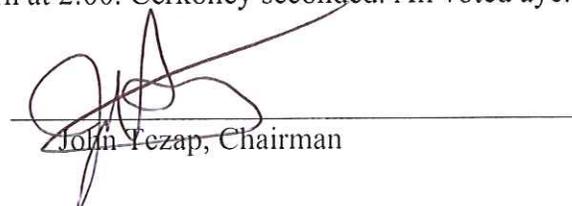
Steven Klym: Application for a conditional use permit to have 2 RV's as temporary housing in the N1/2NE1/4 22-140-100 (3309 134<sup>th</sup> Ave SW). Property is zoned agricultural. Kessel moved to approve the application. Cerkoney seconded. All voted aye.

Theodore Roosevelt Medora Foundation: Request to rezone approximately 57 acres in the NE1/4 3-139-102 from Agricultural to Residential. The tract of land is located at the southwest intersection of Sully Creek Rd & East River Rd S. Discussion ensued regarding covenants, ridgeline and utility issues. Building setbacks are in order. Public park dedication was discussed. Engineer Dave Patience addressed the board regarding the discussions with the State Park to allow the Maah Daah Hey trail along the subdivision following the ridgeline. Jesse Hanson was also present from the State Park. Cerkoney moved to approve the rezone of the 57 acres to Residential. Putnam seconded. All voted aye.

Theodore Roosevelt Medora Foundation: Application for the development of a major subdivision on the above described 57 acre tract of land in the NE1/4 3-139-102. The preliminary plat for Sully Creek Subdivision contained 11 lots ranging in size from 1.91 acres to 7.15 acres. This plat has been changed to lots ranging in size from 2.14 acres to 7.15 acres. Kessel moved to approve the preliminary plat contingent upon them receiving permits from Southwest Water for their water hookups to the subdivision. Putnam seconded. All voted aye.

Having no further business, Kessel moved to adjourn at 2:00. Cerkoney seconded. All voted aye.

  
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Marcia Lamb, Acting Secretary

  
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John Tczap, Chairman