

**Billings County Zoning Meeting**  
**March 21, 2013**

**Members present:** John Tczap, Cathy Cerkoney, Anita Kessel, Paul Krush.

**Members absent:** Karen Putnam, Connie Kasian, Jim Arthaud.

**Others present:** Clarence Sitter, John Hild, David Patience, Juliana Pemberton, Mary Abrahamson, Jeff Iverson.

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

Anita Kessel moved to approve the minutes from the February 28, 2013 special zoning meeting. Paul Krush seconded. All voted aye.

Randal Schwartz: Application for a conditional use permit to mine scoria in section 11-143-98. Property is zoned agricultural and owned by Thomas & Nancy Grosulak. District 1 road foreman Jim Haag gave his approval. Kessel moved to approve the application. Krush seconded. All voted aye.

Roger & Naomi Rossow: Application to construct a detached pole barn on Lot 5, Block 1, Tetley Ranches Subdivision 33-139-102 (4125 Tetly Rd SW). Property is zoned residential. Kessel moved to approve the application. Krush seconded. All voted aye.

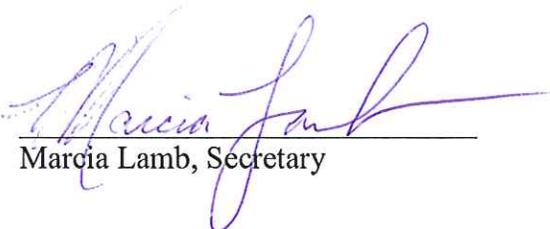
Steven Klym: Application for a variance to allow a cabin in an agricultural district in the N1/2NE1/4 22-140-100 (3309 134<sup>th</sup> Ave SW). Kessel moved to approve the variance to allow less than 900 square feet. Krush seconded. All voted aye.

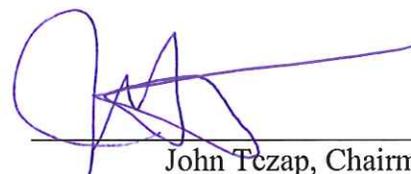
Theodore Roosevelt Medora Foundation: Application for the development of a major subdivision on a 57 acre tract of land in Lots 1-2 & S1/2NE1/4 of section 3-139-102. The tract of land is located at the southwest intersection of Sully Creek Rd & East River Rd S. The Board reviewed the flat plat for Sully Creek Subdivision which contains 11 residential lots ranging in size from 2.14 acres to 7.15 acres. Southwest water permits have been approved. The Foundation paid the in-lieu park dedication fee of \$4400.00 which is \$400/lot. Jeff Iverson was present to discuss the road and he would like the road to be paved if the road must be taken over by the County. Must change planned 26 foot road to a 36 foot road surface. Discussion ensued regarding utility easements. Letter of credit was discussed as well as bonding. Cerkoney moved to approve the application conditional upon the utilities easements being approved and the 36 foot road width. Kessel seconded. All voted aye.

Stacey Swanson went over a letter from Southwest District Health regarding noxious weed control.

Discussion ensued regarding zoning violations.

With there being no further business, Cerkoney moved to adjourn at 2:00PM. Kessel seconded. All voted aye.

  
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Marcia Lamb, Secretary

  
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John Tczap, Chairman