

**Billings County Zoning Meeting  
April 17, 2014**

**Members present:** Anita Kessel, Joseph Kessel, Paul Krush, Cathy Cerkoney, Connie Kasian, and Karen Putnam.

**Members absent:** John Tezap

**Others present:** Tax & Zoning Director Stacey Swanson, Rick Duval, Tammy Simnioniw, Tom Hutzenbiler.

The meeting was called to order by Vice Chairman Connie Kasian at 1:00 p.m.

Anita Kessel moved to approve the minutes from the March 20, 2014 regular zoning meeting. Paul Krush seconded. All voted aye.

Rick Duval, dba Westdak Homes, LLC: Application to place a modular home and garage on Lot 1, Block 1, Frank's Creek Subdivision 22-141-99 (2704 Green River Dr). Property is zoned residential and owned by ADB Development, LLC. Stacey informed the board the approved applications from SW District Health still need to be submitted. All setbacks are in line. Anita Kessel moved to approve with the condition that the approved application from SW District Health is submitted. Krush seconded. All voted aye.

Rick Duval, dba Westdak Homes, LLC: Application to place a modular home and garage on Lot 12, Block 1, Frank's Creek Subdivision 22-141-99 (2734 Green River Dr). Property is zoned residential and owned by ADB Development, LLC. SW District Health application also needed for this lot. All setbacks are in line. Anita Kessel moved to approve with the condition that the approved application from SW District Health is submitted. Krush seconded. All voted aye.

Billings County School District: Application to construct a cold storage building on a 5 acre tract in the SW1/4SW1/4 11-142-99 (12793 20<sup>th</sup> St SW, South Fairfield). Also requested is a variance for the setback requirements, structure is proposed to be 79' from the center of 20<sup>th</sup> St SW. Discussion ensued on the location of the storage building. Tammy Simnioniw & Tom Hutzenbiler from the Billings County School District were present to answer questions. Tom Hutzenbiler explained the location was proposed due to drainage and access issues on other locations of the property. Anita Kessel expressed her concern with liability issues for the school with the proposed location within the 103' setback. After much discussion, a new location to the east of the school was proposed for the storage building. Anita Kessel moved to approve the application with the condition of the storage building being located at the alternate location. Krush seconded. All voted aye.

Rick Duval, dba Westdak Homes, LLC: Application to place a modular home and garage on Lot 12, Block 3, Frank's Creek Subdivision 22-141-99 (2735 Green River Dr). Property is zoned residential and owned by ADB Development, LLC. SW District Health application also needed for this lot. All setbacks are in line. Anita Kessel moved to approve with the condition that the approved application from SW District Health is submitted. Cerkoney seconded. All voted aye.

Rick Duval was also informed he will need to sign the Billings County Weed Control Plan as requested by Billings County Weed Control Officer Les Simnioniw for all three lots.

Old Business:

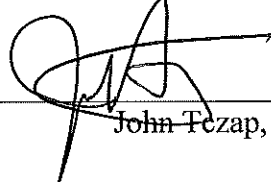
Rick Duval, ADB Development: Application for a conditional use permit to have 2 RVs as temporary housing on Lot 1, Block 3, Frank's Creek Subdivision (2703 Green River Dr). Property is zoned residential. The request is to allow the two partners of the Franks Creek Subdivision to use up to two RV's for living quarters and office space while constructing homes within the subdivision. The board agreed a Variance to allow the RVs on a lot less than 5 acres needs to be submitted. Paul Krush approved the application with the condition a variance application would be completed. Anita Kessel seconded. All voted aye.

The board discussed various potential zoning violations.

Stacey informed the board of the Foresgren Associates submittal of a contract to the county should the county decide to use their services for building permits. Stacey explained the procedures and the potential costs.

With there being no further business, Anita Kessel moved to adjourn at 2:19 p.m. Krush seconded. All voted aye.

  
Juliana Pemberton, Acting Secretary

  
John Tezap, Chairman