

Billings County Zoning Meeting
April 18, 2013

Members present: John Tczap, Karen Putnam, Connie Kasian, Anita Kessel, Paul Krush.

Members absent: Cathy Cerkoney, Jim Arthaud

Others present: Juliana Pemberton, Martha Namyniuk, Richard Chruszch

The meeting was called to order by John Tczap at 1:00pm. Kessel moved to approve the minutes from the March 21, 2013 regular zoning meeting. Krush seconded. All voted aye.

Richard & Karlene Chruszch: Conditional Use permit requested to place a 2004 16'x80' manufactured home for their daughter at an existing farmsite on a 20 acre tract in the S1/2 20-142-99 (13047 22nd St SW). Property is zoned agricultural. Water and sewer permits have been approved. Kessel moved to approve the Conditional Use Permit. Krush seconded. All voted aye.

Terry Dwelle: Application to construct additions connecting the existing structures on a 69.03 acre tract in the NW1/4 6-139-102 (3628 West River Rd). Property is zoned agricultural. This application would connect three structures that currently exist on site. Setbacks are ok. Application stated that the current zoning was residential, commercial, & agricultural. It was determined that the commercial box on the application was incorrectly checked. Kessel moved to approve the application conditional upon the commercial being removed from the application. Krush seconded. All voted aye.

Roger Dieterle: Application to construct a 30'x24' detached garage with loft on Lot 2, Section 6-139-102 (3606 West River Rd). Property is zoned agricultural. Kessel moved to approve the application. Krush seconded. All voted aye.

Stacey Swanson brought forward an email from the Dwelles, who are requesting to start building prior to commissioner approval. They have lined up contractors and would like to begin construction. It was determined that it would be at their own risk if the Commissioners do not give final approval.

Swanson also passed out a memo that was sent to local realtors along with all Billings County Ordinances and information for individuals looking to buy and build in the county.

Old Business:

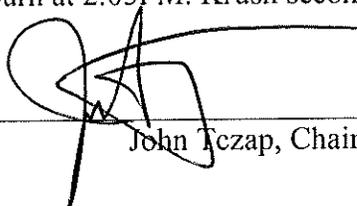
ADB Development, LLC: Requesting a one year extension of application 2012-28 for the Variance allowing the two partners of the Franks Creek Subdivision to use up to two RV's for living quarters and office space while planning and constructing the subdivision. As the intended use will be different from the original application, Kessel moved to deny their request and have them fill out a new application. Kasian seconded. All voted aye.

Discussion ensued regarding zoning violations and complaints that have been received by the County.

With there being no further business, Kessel moved to adjourn at 2:05PM. Krush seconded. All voted aye.



Marcia Lamb, Secretary



John Tczap, Chairman