

## **Billings County Zoning Meeting May 15, 2014**

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

**Others present:** Tax & Zoning Director Stacey Swanson, Road Superintendent Jeff Iverson, Steven Griesser, Dan Hedrington, Mike Hutton, Charles Teeters, Dan Perry, Robert Illg, Patrick Marx, Lacy Ballard, Rafael Leos.

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

Anita Kessel moved to approve the minutes from the April 17, 2014 regular zoning meeting. Paul Krush seconded. All voted aye.

Chimney Butte Land Company, LP: Conditional Use Permit to construct 2 mobile homes on a 152.6 acre site in sections 4 & 5-143-99 (1217 Hwy 85 SW). Location of Chimney Butte special waste landfill. Property is zoned agricultural and owned by Stone Johnny, LLP. The mobile homes would house employees only. Southwest District Health application has not been received. Discussion ensued regarding ownership of the property and the leasing of the site for the waste disposal. Cathy Cerkoney moved to approve the conditional use permit contingent upon the Southwest District Health application turned in before the Billings County Commission meeting. Connie Kasian seconded. All voted aye.

Great Northern Midstream: Application to rezone approximately 231 acres in sections 2, 3, 10, & 11-139-100 from agricultural to industrial. The site will expand the rail operations of the Fryburg Rail terminal to the north with additional track. Property is currently owned by ND Land Holdings LLC, William Reis, and Perry Redmond, etal. Road Superintendent Jeff Iverson was present and discussion ensued regarding the setbacks, section line crossings, and emergency access. A weed management plan has been completed with Billings County Weed Board. Anita Kessel moved to approve the rezone from agricultural to industrial. Paul Krush seconded. All voted aye.

Great Northern Midstream: Application for a minor agricultural subdivision for a 18.13 acre tract in the part of the NW1/4NW/14 section 10 & SW1/4SW1/4 of section 3-139-100 (3710 135<sup>th</sup> Ave SW). Property is for the existing farmstead owned by Perry Redmond, etal. Discussion ensued regarding the different options for zoning of this property. Consensus was that as a buffer area, it made sense to keep it as agricultural. Anita Kessel moved to approve the minor agricultural subdivision. Cathy Cerkoney seconded. All voted aye.

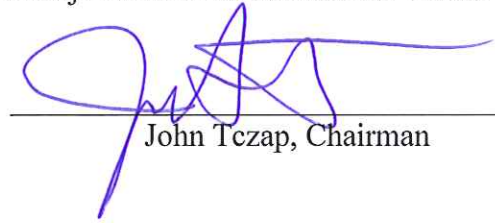
Chad Hammerstrom: Application for a minor agricultural subdivision for a 26.31 acre tract in the SE1/4SE1/4 32-139-102. Property is adjacent to existing home site along 148<sup>th</sup> Ave SW. Property is currently owned by Beck & Muhonen, etal. This application was tabled until the next zoning meeting on June 19, 2014.

The board discussed various potential zoning violations. Zoning Director Swanson relayed the notice and warning letters that have been sent out.

Michael Burian: Conditional use application for 1 RV to be used as temporary housing in the SE1/4 section 27-141-99. Discussion ensued regarding the location and that a house used to be at that site. Water and sewer are present. Anita Kessel moved to approve the conditional use application. Joseph Kessel seconded. All voted aye.

With there being no further business, Anita Kessel moved to adjourn at 2:58P.M. Karen Putnam seconded. All voted aye.

  
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Marcia Lamb, Secretary

  
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John Tezap, Chairman