

Billings County Zoning Meeting July 17, 2014

Members present: John Tezap, Anita Kessel, Joseph Kessel, Paul Krush, Cathy Cerkoney, and Karen Putnam.

Members absent: Connie Kasian

Others present: Tax & Zoning Director Stacey Swanson, Richard Brown, Joe Marques, Cris Miller, Ben Procive, Gerry Grosulak, Don Gordon, Bob Procive, Tim Hendricks, Pat Hedstrup, Alvin Klem, Margie Lindbo, Jeff Iverson, Dave Jurgens, Sylvia Lillibridge, Robert Lillibridge.

The meeting was called to order by Chairman John Tezap at 1:10pm.

Anita Kessel moved to approve the minutes from the June 19, 2014 regular zoning meeting. Paul Krush seconded. All voted aye.

Basin Electric Power Cooperative: Temporary conditional use permit for a 30 acre material storage yard/construction staging area in the S1/2SW1/4 1-144-99 (12695 7th St SW). Property is zoned Agricultural and owned by Cody & Janell Tachenko. Anita Kessel moved to approve the application. Krush seconded. All voted aye.

Louis Lindbo: Application for a variance to allow 1 RV as temporary crew housing on lots 4-5-6-7, Block 1 Original Fryburg (13543 Custer Ave). Property is zoned commercial. The RV will be used during the construction of the rail facility near Fryburg. All hookups are available. Anita Kessel moved to approve the application. Cerkoney seconded. All voted aye.

Larry Larimer: Application for a minor subdivision in the SW1/4SW1/4 1-144-98, adjacent to 121st Ave SW. Tract will be approximately 5 acres. Request to rezone the proposed tract from agricultural to residential. Property is currently owned by Krueger Ranches, LLC. Cerkoney moved to approve the application. Krush seconded. All voted aye.

Kent Lilyerd: Application for 10 units of temporary crew housing on a leased site in the E1/2SE1/4 2-144-99 (7th St SW, east of Hwy 85). Request to rezone site from agricultural to commercial. Property is owned by the Steve C. & Virginia L. Tachenko Family Trust. No one was present to discuss this application. This application was tabled until further information from the applicant is received.

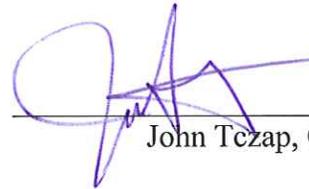
Gerald Grosulak: Revision of Saddle Butte Subdivision which divides 88.43 acres of land in the NE1/4 34-141-99. The subdivision is located west of Hwy 85, along 29th St SW. The conditions set for the original proposal for the subdivision have not been met yet and the final plat has not been recorded. The newly revised plat contains 25 lots ranging in size from 2.06 acres to 5.26 acres. Property is zoned residential. Gerry Grosulak was present to answer questions. The revised plat will split up the acreage on 10 of the lots. Setbacks are not changing. Anita Kessel moved to approve the plat revision. Krush seconded. All voted aye.

Morgan Chase Management: Application to construct a four-story, 2 unit extended-stay hotel and a 60' x 100' wastewater processing structure. Block 2 & lots 1-6, Block 3, Original Fryburg (3749 Main St, Fryburg). Property is zoned commercial and currently owned by Energy Resource Group, LLC. Richard Brown and Joe Marques from Morgan Chase Management explained the proposed plan and addressed questions and concerns from the audience and the zoning board.

Paul Krush left the meeting at 2:35 P.M.

Discussion ensued on the setback requirements and the sewage and wastewater use plan for the school. The board tabled this application until a proper water use plan and a site plan for the setback requirements are submitted.

With there being no further business, Anita Kessel moved to adjourn at 3:40 P.M. Karen Putnam seconded. All voted aye.



John Tczap, Chairman



Juliana Pemberton, Acting Secretary