

**Billings County Zoning Meeting
September 19, 2014**

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

Others present: Tax & Zoning Director Stacey Swanson, Deputy Tax & Zoning Director Juliana Pemberton, Rick Duval, Matthew Clark, Paul Cosette.

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

Anita Kessel moved to approve the minutes from the August 21, 2014 regular zoning meeting. Paul Krush seconded. All voted aye.

Rick Duval, dba Westdak Homes, LLC: Application to construct a home and garage on the W1/2 of Lot 5 and all of Lot 6, Block 2, Frank's Creek Subdivision 22-141-99 (2741 Green River Dr). Property is zoned residential and owned by ADB Development, LLC. Rick Duval was present to answer questions regarding the application. A weed control plan was signed by Mr. Duval. The Southwest District Health sewer and water application was turned in. Discussion ensued regarding the split of lot 5. States Attorney Brovold was present and stated that it would be up to the buyers to make sure it was surveyed and split according to the deed. Chairman Tczap discussed a variance required to allow for a larger lot. Cathy Cerkoney moved to approve the application as well as a variance by the board to allow for the larger lot with the condition that another home be placed on the remaining half lot and the full lot adjacent. Connie Kasian seconded. Anita Kessel voted nay, all others voted aye, motion carried.

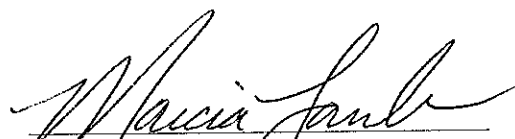
Buell Consulting, Inc/Verizon Wireless: Conditional use permit to construct a cell tower in the E1/2 28-142-98 (2293 123rd Ave SW). Property is zoned agricultural and owned by Jeff & Jody Baranko. The approach permit was approved at the last county commission meeting. Anita Kessel moved to approve the conditional use permit. Joe Kessel seconded. All voted aye.

Paul Cosette: Application to construct a residence on Tract 5, Merrifield Creek Ranch Estates, section 27-139-102. Property is zoned agricultural. Paul was present to discuss the application and turned in the Southwest District Health sewer and water approval. All setbacks are in line. Anita Kessel moved to approve the application. Karen Putnam seconded. All voted aye.

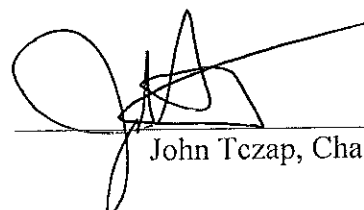
Giles Radtke for Great Northern Gathering & Marketing, LLC: Application to construct a 40' x 80' maintenance shop for the Fryburg Rail Terminal at 3726 135th Ave SW (3.5009 acre tract in the S1/2N1/2 10-139-100). Property is zoned industrial and owned by ND Land Holdings, LLC. Anita Kessel moved to approve the application. Joe Kessel seconded. All voted aye.

Discussion ensued regarding a letter received from Morgan Chase Management.

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



Marcia Lamb, Secretary



John Tczap, Chairman