

Billings County Planning and Zoning Committee

June 22, 2011

1:00 P.M.

Members present: Anita Kessel, Connie Kasian, Paul Krush, John Tczap, Cathy Cerkoney, Don Heiser.
Members absent: Jim Arthaud

Chairman Tczap called the meeting to order. Don Heiser moved to approve the minutes from the May 12, 2011 meeting. Paul Krush seconded. All voted aye.

The board reviewed Mike, Connie and Mark Kasian's application to rezone 3 acres in SW1/4SW1/4 35-141-98 from agricultural to residential. Don Heiser moved to approve the application. Paul Krush seconded. Members voting aye: Cerkoney, Heiser, Krush, Tczap and Kessel. Kasian abstained.

Von and Noreen Johnson submitted an application to rezone 10 acres in SW1/4 26-141-99 from agricultural to industrial to temporarily use that acreage as a pipe yard. Anita Kessel moved to approve the application. Connie Kasian seconded. All voted aye.

Lane and Melissa Lowman submitted an application to add an attached garage, porch and dormers to an existing structure, and new construction of a detached garage on a 1.03 acre tract in NW1/4NW1/4 26-141-99. Paul Krush moved to approve the application. Anita Kessel seconded. All voted aye.

MBC Properties (Morey Bang) submitted an application to construct a new detached garage and guest rooms in SE1/4SE1/4 34-140-102. Don Heiser moved to approve the application pending compliance with the 103 foot setback from the centerline of the county road. Anita Kessel seconded. All voted aye.

Rhonda King submitted an application for new construction of a detached garage with living quarters on Tract 3 of the Merrifield Creek Ranch Subdivision in 27-139-102. Anita Kessel moved to approve the application. Paul Krush seconded. All voted aye.

The board noted that the variance granted to Wurzers for an additional RV on the property while reconstruction of the mobile home took place expires on July 1, 2011. There is one RV on the property now that is not in compliance with the current variance, and one that is being lived in that has never received a variance. The Wurzer's motor home is not being lived in and is used only for traveling. Don Heiser moved to grant them an extension until the July meeting, allowing them time to submit the proper paperwork for board consideration. Paul Krush seconded. All voted aye.

Energy Resource Group is requesting 7+ acres be rezoned from agricultural to commercial, and propose moving in a 200+ person man camp structure in Fryburg, 9-139-100 (Old Fryburg School Location). Representatives from Energy Resource explained the plan and addressed concerns and questions of the board and audience. Cathy Cerkoney moved to approve rezoning from agricultural to commercial. Connie Kasian seconded. All voted aye. It was noted that the current zoning ordinance does not offer guidelines for this type of building. After discussion with State's Attorney Brovold, Don Heiser moved to offer a statement that the board is inclined to approve the man camp pending the passage of the proper ordinances. Cathy Cerkoney seconded. All voted aye.

The board set June 28th at 9:30 A.M. for a special meeting to work on an addition to the current zoning ordinance.

With there being no further business, Anita Kessel moved to adjourn 3:30 P.M. Paul Krush seconded. All voted aye.



John Tczap, Chairman



Joan Jurgens, Secretary