

## Billings County Zoning Meeting April 20, 2023

**Members present:** Dean Rodne, Rodney Syminow, Karen Putnam, Anita Kessel, Cathy Cerkoney.  
Present via Zoom Connie Kasian.

**Members Absent:** Todd Corneil.

**Others present:** States Attorney Pat Weir, Tax Director Stacey Swanson, Deputy Tax Director Deanna Baranko, Secretary Jonna Bertelsen.

The meeting was called to order by Chairman Dean Rodne at 1:04 pm.

Anita Kessel moved to approve the minutes from March 16, 2023 as presented. Cathy Cerkoney seconded. All voted aye.

Agenda items: Additions to the agenda proposed by Dir. Swanson include application 2023-8 and an update on the Pacific Ave project. Additions to the agenda proposed by Chairman Rodne include the building permit process. Rodney Syminow moved to approve the agenda as amended. Anita Kessel seconded. All voted aye.

Application 2023-8 from TRMF. This application is in the ETZ and was approved at the City Zoning meeting. TRMF will be moving a small cabin from within city limits to the Medora Campground. Since this application is an accessory building to an existing permitted use, the application will be approved administratively by the county following this review.

Zoning Director Stacey Swanson gave the board updates on the most recent draft of the Medora Area Plan. The future land uses and future land use maps were presented to the board in detail. The future land use categories complement the existing uses and development patterns in and around Medora. Areas of short, mid, and long-term projects that may occur in the next 0-10+ years were also identified in the plan.

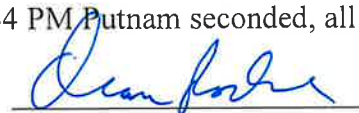
The NDDOT is continuing their efforts for improvements to Pacific Ave and the project is currently in the scoping phase. The board was encouraged to attend the public input meetings.

At the March 7, 2023 meeting of the County Commission, a request was made for the county to consider adopting the regulations that Dunn County has by adding an opt out option for agricultural property owners from having to have a building permit and inspections done for code compliance. There are some concerns with this as most banks require a certificate of occupancy for a home loan or may cause difficulties for home buyers in the future. The board would like Pat Weir and Stacey to clarify the wording on the application so land owners know their risks. This topic will be addressed at the May meeting.

Additional item addressed to the board: Chairman Rodne was at the Medora Zoning meeting on April 18<sup>th</sup> and the topic of building colors came up and his question to the board is who polices our building colors. The county doesn't have a policy on colors like the city has. If the zoning board approves a permit and the property owner does something completely different and out of line with the ordinance, it is up to the states attorney to issue an order to the district court and to respond to what ordinance was violated.

With no further business, Kessel moved to adjourn at 2:44 PM Putnam seconded, all voted aye.

  
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Jonna Bertelsen, Secretary

  
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Dean Rodne, Chairman