

**Billings County Zoning Meeting**  
**April 28, 2022**

**Members present:** Karen Putnam, Todd Corneil, Dean Rodne, Connie Kasian, Cathy Cerkoney, Anita Kessel

**Members Absent:** Steven Klym

**Others present:** State's Attorney Pat Weir, Zoning Director Stacey Swanson, Deputy Tax Director Deanna Baranko, Deputy Auditor Jonna Bertelsen, Kate Black, president of the Sully Creek Subdivision homeowners association, Wally Owen, Sheila Marie

The meeting was called to order by chairman Dean Rodne at 10:00 am.

Kate Black presented to the board what their intent is for the subdivision. The HOA amended their covenants to allow short-term rentals with a vote of 9 in favor, 1 opposing, and 1 abstaining. The HOA agrees with most of the ordinances presented in the draft, however, they disagree with the section stating that the home owners need to be present when the dwellings are being rented. The homes in the subdivision are not meant to be their full-time home, so they would not be present at all times. There are only 2 land owners as of right now that plan to rent out their properties. The covenants help to prevent reckless renters. The home owners are also responsible for getting insurance to cover the short-term rentals. These properties are still intended to be used as residences. The HOA is here in good faith and would like to use these properties to the best of their ability.

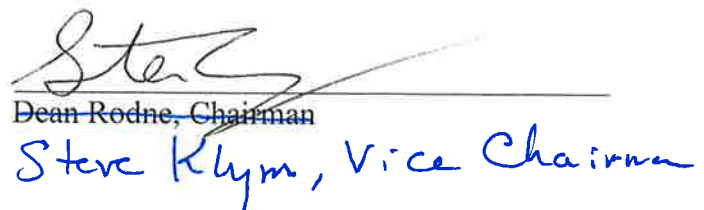
States Attorney Weir went into discussion about the Medora Area comprehensive plan and that this plan will give us a better idea on housing in Medora and if short term rentals will either benefit the city and county or hurt the city and county. We are already struggling on housing here and if we add in short term rentals, that will not help the situation with locals looking for long term housing. Since we do not have this information yet, it would be in the best interest of the zoning board to put this amendment on hold until we get direction from the comprehensive plan. The plan will be completed in early next year.

Anita Kessel made the motion to put a moratorium on amending the Billings County Zoning Ordinance until the Medora Area comprehensive plan is complete. Motion was seconded by Cathy Cerkoney. Roll call vote; Karen Putnam yes, Anita Kessel yes, Dean Rodne yes, Todd Corneil yes, Cathy Cerkoney yes, Connie Kasian yes. All voted aye, motion carried.

Dean Rodne also asked Stacey to present applications for new homes to the zoning board prior to approval.

With there being no further business, Anita Kessel moved to adjourn at 11:05 A.M. Todd Corneil seconded. All voted aye.

  
Jonna Bertelsen, Secretary

  
Dean Rodne, Chairman  
Steve Klym, Vice Chairman