

Billings County Zoning Meeting May 18, 2023

Members present: Dean Rodne, Rodney Syminow, Karen Putnam, Anita Kessel, Cathy Cerkoney, and Todd Corneil.

Members Absent: Connie Kasian.

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

Chairman Dean Rodne called the meeting to order at 1:02 pm.

Anita Kessel moved to approve the minutes as presented. Cathy Cerkoney seconded. All voted aye.

Additions to the agenda include two ETZ applications. Karen Putnam moved to approve the agenda as amended. Rodney Syminow seconded. All voted aye.

The first ETZ application that is presented is from TRMF. TRMF is adding a small shed next to one of the cabins at the Medora Campground (3370 Pool Dr). The building will be complimentary to the existing use. No action is needed by the board and the application will be approved administratively.

The second ETZ application that is presented is from Randy Hatzenbuhler. Randy is building a home in Sully Creek Subdivision (14640 36TH ST SW). No action is needed by the board and the application will be approved administratively.

Zoning Director Stacey Swanson gave the board updates on the Medora Area Plan project. Topics reviewed include historic properties, characteristics of Medora's design aesthetics, development concepts within the planning boundary, growth assumptions, and subdivision design concepts.

Further discussion on the building permit process was presented to the board. Swanson presented a draft application for a building permit waiver. This option would be available to residential agricultural structures permitted under Section 5.1.1(c) of the ordinance, which is for accessory buildings, and structures necessary to the operation of farms or ranches. Criteria for qualifying and protection clauses on the application were reviewed. The application will require the applicant's signature to be notarized. If the applicant opts out of the county's building code inspection process and needs an inspection after construction is complete, the applicant or future owners would be required to hire their own inspector. States Attorney Weir feels that the application meets the concerns brought forward to the county commission. Anita Kessel made the motion to adopt the building permit waiver application as presented. Cathy Cerkoney seconded. All voted aye. This recommendation will be forwarded to the county commission.

Anita Kessel requested to extend their application for a Temporary Use permit to allow an industrial use in an agricultural district, NW1/4 section 17-143-99 (13050 Magpie Rd SW). Request is for 3 years.

Arvid Hecker requested to extend their application for a Temporary Use permit to allow an industrial use in an agricultural district, NE1/4SW1/4 section 10-141-98 (2560 123rd Ave SW). Request is for 3 years.

Rodney Syminow moved to extend the Kessel and Hecker temporary use permits for another 3 years. Dean Rodne seconded. Anita abstained from voting and all other board members voted aye.

Dean Rodne asked if the county has a removal permit policy in place for when someone moves a home or structure from the county to the city. The county does not have a policy and residents do not need a zoning permit for demolition, however a permit would be required for the property that the structure is moved to.

States Attorney Weir suggested to have energy transmission and conversion systems as a future zoning topic to review.

Laura Grzanic presented the board with a copy of a letter dated April 17, 2023 from Meridian Energy Group to the ND DEQ.

With there being no further business, Anita Kessel moved to adjourn at 2:33 P.M. Rodney Syminow seconded. All voted aye.


Jonna Bertelsen, Secretary


Dean Rodne, Chairman