

Billings County Zoning Meeting July 20, 2023

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

Members Absent: None.

Others present: States Attorney Pat Weir, Tax & Zoning Director Stacey Swanson, Secretary Jonna Bertelsen, deputy tax & zoning Deanna Baranko, Amy McCann TRPL, Ken Vein TRPL, Jenn Jackson JLG Architects, Glen Gullickson TRPL, Jim Bridger, and Clarence Sitter TRMF. Via Zoom: Zach Mathern JLG Architects, Adam Melnik Arup Lighting.

Chairman Dean Rodne called the meeting to order at 1:00 pm.

Anita Kessel moved to approve the minutes from June 15, 2023 as presented. Rodney Syminow seconded. All voted aye.

Cathy Cerkoney moved to approve the agenda as presented. Connie Kasian seconded. All voted aye.

Jim Bridger: Application 2012-13 (ETZ City App 23-25) Application for a detached garage at his BIB LLP property (3511 East River Rd). The size of the building was reduced to 50' x 70' and will be used to store vehicles and RVs that are on the property. The City Zoning board reviewed and approved the project at their meetings on June 20th and July 18th. Anita Kessel made the motion to approve the application with the condition that the structure will be used for storage only. Rodney Syminow seconded. All voted aye, motion carried.

2023-01, Part II (ETZ City App 23-38): Theodore Roosevelt Presidential Library Foundation (TRPL):
Final site plan review for these components of the TRPL:

- Exterior site lighting layout and fixtures
- Berm and canopy walkway
- TRPL trailhead
- Maintenance shed
- Trash enclosure

The TRPL project is located on a 90.21 acre tract and a 3.56 acre tract in the SE1/4 of section 21 & the NE1/4 of section 28-140-102. Some of the project's improvements extend onto adjacent property owned by the Theodore Roosevelt Medora Foundation. The property is located on top of the amphitheater hill outside of Medora (3410 Chateau Rd) and is zoned Recreational.

The City Zoning board reviewed and approved this application at their meeting on July 18th. Jenn Jackson and Zach Mathern presented an update of the site plan, accessory structures, and the lighting design layout and fixtures. New light fixtures will be installed and existing fixtures on the TRMF parking lot will be relocated. Lighting impacts on the south end of the site was discussed.

After discussion and clarification of the presented conditions and recommendations, the following recommendations will be provided to the County Commission:

Berm and canopy walkway - Cathy Cerkoney made a motion to approve. Todd Corneil seconded. All voted aye, motion carried.

TRPL Trailhead canopy - Rodney Syminow made a motion to approve. Connie Kasian seconded. All voted aye, motion carried.

Maintenance shed and trash enclosure - Anita Kessel made a motion to approve. Karen Putnam seconded. All voted aye, motion carried.

Outdoor lighting – Connie Kasian made a motion to approve the outdoor lighting as submitted. It is understood as a condition, that the library would install the TRMF lights at locations no more impactful than the existing layout. Cathy Cerkoney seconded. All voted aye, motion carried.

Todd Corneil made the motion to grant the extension of from a one-year permit to a two-year permit due to the extent of the project. Rodney Syminow seconded. All voted aye, motion carried.

Ken Vein thanked the board and indicated construction of the TRPL is going well.

Director Swanson gave updates on the Medora Area plan. Work sessions will be held with the City of Medora's Zoning Board. The City of Medora Zoning board showed interest in holding a joint city-county public hearing when the time comes to schedule. The County Zoning board is in favor of this too.

At the August meeting, the county zoning board will review goals and alternatives for regulating short-term rental properties.

With there being no further business, Anita Kessel moved to adjourn at 2:48 P.M. Karen Putnam seconded. All voted aye.


Jonna Bertelsen, Secretary


Dean Rodne, Chairman