

Billings County Zoning Meeting
August 17, 2023

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

Members Absent: None

Others present: Tax Director Stacey Swanson, Deputy Deanna Baranko, and 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 July 20, 2023 as presented. Todd Corneil seconded. All voted aye.

Agenda: Dean Rodne would like to add discussion for administrative policies for processing ETZ applications. Anita Kessel moved to approve the agenda as amended. Rodney Syminow seconded. All voted aye.

Jim and Patricia Broten: Application 2023-15 (ETZ City App 23-40). Application for a residence on a 30.62 acre tract in the S1/2SE1/4 27-140-102 (14612 River Dr). Property is zoned Historical Integrity and is located in the first half of the ETZ. The City of Medora zoning board approved the application at their meeting on Tuesday, August 15, 2023. Construction is to begin in August 2023 and finished by June of 2024. Cathy Cerkoney moved to approve the application. Connie Kasian seconded. All voted aye.

Further discussion was had on short term rental properties. As of right now, the surrounding area has roughly 60 properties listed online for short-term rentals or bed and breakfasts. The county has regulations for monitoring bed and breakfasts, but not short-term rentals. Ideas for guidelines were discussed and Swanson will continue with research for wording on an ordinance.

Swanson gave a short update to the Medora Area Plan.

ETZ applications for housing are usually approved in house if a property has been split for residential use. The city zoning board reviews all types of ETZ applications at their meeting and the county has the final decision on the application. Should all ETZ applications be reviewed and approved at the county zoning meetings and go through the full process ending with the final review by the county commission? Discussion will continue at the September meeting.

With there being no further business, Anita Kessel moved to adjourn at 2:29 P.M. Cathy Cerkoney seconded. All voted aye.


Jonna Bertelsen, Secretary


Dean Rodne, Chairman