

**Billings County Zoning Meeting**  
**September 21, 2023**

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

**Members Absent:** Connie Kasian

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

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

Anita Kessel moved to approve the minutes August 17, 2023 as presented. Cathy Cerkoney seconded. All voted aye.

Agenda: Addition to the agenda - Dean Rodne submitted an application in the Medora area planning boundary. Rodney Syminow moved to approve the agenda as amended. Anita Kessel seconded. All voted aye.

Dean & Debbie Rodne: Application 2023-18 to install a permanent swimming pool at their residence. Normally, applications for residential accessory uses are approved administratively. Since this application is within the Medora planning boundary, the board reviewed the application prior to approval.

David & Kathy Solga: Application 2023-19 for a 40' x 64' garage with a 10' lean-to on a 1.02 acre tract in lot 8, block 1, Frank's Creek Subdivision 22-141-99 (2720 Green River Rd). Property is zoned Residential. Solgas will be building the shop in stages, concrete will be poured this fall and the shell in 2024. The structure is planned with 16' high side walls for his camper to fit, this will need a variance since the ordinance for accessory structures in residential districts is limited to 15' in height.

Swanson asked the board for some input on the application process for projects occurring within the 1-mile ETZ. What types of applications should be approved at meetings and what types may be approved administratively. The board came to the conclusion they would like to review applications for new construction, change of use, and change of zoning for approval, everything else may be approved in house. Applications within the ETZ for signage are deferred to the city zoning board.

Further discussion was had on short term rental properties. Swanson brought forward a few guidelines from other counties that have short term rentals for some ideas. Swanson will continue to work on the guidelines and bring back to the board at a later date.

With there being no further business, Karen Putnam moved to adjourn at 1:55 P.M. Cathy Cerkoney seconded. All voted aye.

  
Jonna Bertelsen, Secretary

  
Dean Rodne, Chairman