

**Billings County Zoning Meeting
October 19, 2023**

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

Members Absent: Rodney Syminow

Others present: Tax Director Stacey Swanson, States Attorney Pat Weir, Secretary Jonna Bertelsen, Deputy Tax Director Deanna Baranko, David Solga.

The meeting was called to order by Chairman Dean Rodne at 1:02 pm.

Todd Corneil moved to approve the minutes from September 21, 2023 as presented. Cathy Cerkoney seconded. All voted aye.

Anita Kessel moved to approve the agenda as presented. Connie Kasian seconded. All voted aye.

David & Kathy Solga: Application 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. Variance requested for residential design standard 3.9 of the Ordinance. The proposed sidewall height of the garage is 16', this exceeds the ordinance requirement by 1 foot. Solgas will be building the shop in stages, concrete will be poured this fall and the shell in 2024. Todd Corneil moved to approve the structure and the variance for the 16' wall. Anita Kessel seconded. All voted aye.

Swanson reviewed regulations from the original and current Billings County Zoning Ordinances and ordinances from surrounding areas that pertain to building heights. An amendment may be needed to clarify the maximum size and height of accessory buildings in residential districts.

Further discussion was had on short-term rental properties. Sully Creek Subdivision has a few residents renting out their properties as short-term rentals, which currently is not listed as a permitted use within residential zoning districts. With States Attorney Weir's recommendation, the board directed Stacey to send the residents a notice of zoning violation letter.

Swanson recommended to the board to start a work session and invite members of the community who have knowledge of short-term rental properties. The work session will be Thursday, November 9, 2023 at 1:00pm.

With there being no further business, Anita Kessel moved to adjourn at 2:25 P.M. Cathy Cerkoney seconded. All voted aye.


Jonna Bertelsen, Secretary


Dean Rodne, Chairman