

Billings County Zoning Meeting January 16, 2014

Members Present: Connie Kasian, Cathy Cerkoney, Joe Kessel, John Tczap, Anita Kessel, Paul Krush, and Karen Putnam.

Others Present: Tax & Zoning Director Stacey Swanson, Laura Grzanic, Cole Schantz.

The meeting was called to order by John Tczap at 1:00 P.M.

Anita Kessel moved to approve the minutes as corrected that Connie Kasian was not in attendance at the December 19, 2013 regular zoning meeting. Krush seconded. All voted aye.

Bakken Suites: Application to construct a modular two-story extended stay motel postponed.

Municipal Shale, LLC/AT&T: Conditional use permit to construct a cell tower in the NW1/4 26-138-100 (4610 134th Ave SW). Property is zoned agricultural and owned by Robert & Debra Hewson. Stacey informed the board that this is the first application to require the Billings County Weed Control Plan since it was adopted in December 2013. The weed control plan was approved by Billings County Weed Officer, Les Simnioniw. The approach off of 134th Ave. SW was approved at the commissioners meeting on January 7, 2014. Anita Kessel moved to approve the conditional use permit. Krush seconded. All voted aye.

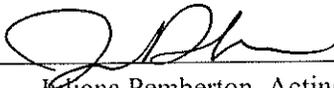
Velocitel/AT&T Mobility: Conditional use permit to construct a cell tower equipment shelter on a .863 acre tract in the N1/2N1/2 5-139-100 (13664 36th St SW). Property is zoned agricultural and owned by Antelope Fryburg, LLC. Discussion ensued on the number of buildings presently on the site and property boundaries. Cole Schantz was present to answer questions. The equipment shelter will be the third building on the site. Kasian moved to approve the conditional use permit. Cerkoney seconded. All voted aye.

Nabors: Request to renew a conditional use permit for temporary crew housing in the NW1/4 NW1/4 14-142-99 (12788 20th ST SW). This is a 26 person crew camp with six connecting units. No problems have been reported. Anita Kessel moved to renew the conditional use permit for 1 year. Krush seconded. All voted aye.

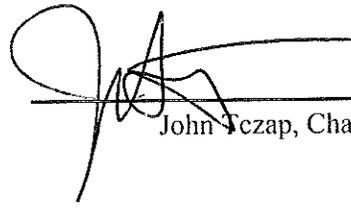
Laura Grzanic was present to request that her 40.08 acre tract in the NW1/4 14-139-100 remain zoned agricultural after the county acquires the right-of-way of 1.67 acres on 38th Street SW. Laura explained that her tract would be less than the 40 acres required for agricultural use of the property as a farm. Laura also inquired about putting a privacy fence on the property. Stacey explained she would need to apply for a variance if a fence would be higher than 48 inches. Joe Kessel moved to approve that the zoning remain agricultural. Anita Kessel seconded. All voted aye.

The board reviewed the zoning district boundaries in Fryburg. A new zoning map was reviewed to determine the best use for the parcels located in Township 139-100. Stacey informed the board that Ashley Lindbo requested that their vacant lots in Fryburg go to commercial instead of the proposed residential for lots 17, 23, 24 and lots 21, 22 of Block 1. Karen Putnam inquired if the property owners with residential lots next to the newly proposed commercial lots were informed. She suggested a letter be sent before the February 4, 2014 county commissioners meeting. Anita Kessel moved to approve the zoning changes in township 139-100, including the requested zoning change from residential to commercial for the Lindbo property. Krush seconded. All voted aye.

With there being no further business, Anita Kessel moved to adjourn at 1:42 P.M. Cerkoney seconded. All voted aye.



Juliana Pemberton, Acting Secretary



John Tczap, Chairman