

**Billings County Zoning Meeting  
November 20, 2014**

**Members present:** John Tczap, Joseph Kessel, Paul Krush, Connie Kasian, Cathy Cerkoney, and Karen Putnam.

**Members absent:** Anita Kessel.

**Others present:** Tax & Zoning Director Stacey Swanson, Lance Thomas, Marc Barra, Joe Marques, Richard Brown, Arvid Hecker.

The meeting was called to order by Chairman John Tczap at 1:00pm.

Cathy Cerkoney moved to approve the minutes from the October 16, 2014 regular zoning meeting. Connie Kasian seconded. All voted aye.

Pete Ratka: Application for a conditional use permit to place a manufactured home at an existing farmsite in the NW1/4SW1/4 31-142-98 (2380 126th Ave SW). Property is zoned agricultural and owned by Paul Kessel. There are existing sewer and water hookups. This will be the second manufactured home on the property. Karen Putnam moved to approve the conditional use permit. Paul Krush seconded. All voted aye.

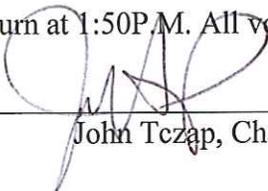
Lance Thomas: Application for a minor subdivision tract of 0.51 acres in the SW1/4SW1/4 36-141-99 (12699 30<sup>th</sup> St SW). Property is adjacent to existing 2 acre residential zoned home site to increase the size of this tract to 2.51 acres. Joe Kessel moved to approve the minor subdivision. Connie Kasian seconded. All voted aye.

The next two applications were presented under zoning violations.

Arvid & Mary Hecker – Application for a variance to allow an industrial use in an agricultural district. NW1/4 10-141-98. Tax & Zoning Director Swanson had sent a notice that they would need to request a variance or a request to rezone property to industrial to allow for storage of rigs at this property. Discussion ensued regarding the number of rigs moving on and off of the property and the road condition. Arvid Hecker was in attendance to answer questions on this request. He stated that there were going to be up to five rigs stored at this property. Joe Kessel moved to grant the variance for one year. Connie Kasian seconded. All voted aye.

Andrew C. Hecker Family Trust – Application for a variance to allow an industrial use in an agricultural district NE1/4 14-142-98. Tax & Zoning Director Swanson had sent a notice that they would need to request a variance or rezone the property to industrial to allow for storage of rigs at this property. Discussion ensued regarding the number of rigs moving on and off the property and the road condition. Arvid Hecker was in attendance to answer questions on this request. He stated that there is one rig on this property. Cathy Cerkoney moved to grant the variance for one year. Karen Putnam seconded. All voted aye.

With there being no further business, Karen Putnam moved to adjourn at 1:50P.M. All voted aye.

  
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John Tczap, Chairman

  
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Marcia Lamb, Secretary