

## NOTICE OF ZONING HEARING

The Billings County Planning & Zoning Commission will hold a public hearing on Thursday, April 21, 2016 at 1:00 PM in the Courtroom at the county courthouse, Medora, ND to consider recommending to the Board of County Commissioners the approval or denial of the following items:

Jeff & Rhonda King: Application for a Conditional Use Permit for Tract 3, Merrifield Creek Ranch Estates subdivision 27-139-100 (14625 Plumley Draw Rd). Requested is a change of use from a single family residence to a residence with lodging or a bed and breakfast inn. A Variance has also been requested to allow one rv as a seasonal lodging facility, subject to permitting by the health departments. Property is zoned agricultural.

Steven Klym: Application for a minor subdivision in the N1/2NE1/4 22-140-100 (3309 134<sup>th</sup> Ave SW). Tract will be approximately 2 acres. Request to rezone the proposed tract from agricultural to residential. A Variance has also been requested for the size of the lot. Application to construct a residence and garage on proposed tract. Property is currently owned by Steven Klym & Jonathan Klym.

Scott & Angella Cymbaluk: Application for a minor subdivision in the SE1/4NE1/4 36-141-99 (2993 126th Ave SW). Tract is approximately 11 acres. Property is zoned agricultural and currently owned by Ronald Rodakowski, etal.

Meridian Energy Group, Inc: Application to rezone 717.06 acres in sections 1, 2, and 12 139-100 to Industrial. Current Zoning varies from Agricultural and Residential. Conditional Use Permit requested for the Davis Refinery, an approximately 55,000 barrel per day petroleum refinery. The proposed refinery and associated structures will be constructed in two phases, with the initial design capacity of 27,500 bpd capacity. Description of parcels included in the request:

1. 1 acre residence in the NE1/4 1-139-100 (3634 132<sup>nd</sup> ½ Ave SW), Residential zoning. Property is currently owned by Bonnie L. Heiser;
2. 61.30 acres in the NE1/4 1-139-100 (3636 132<sup>nd</sup> ½ Ave SW), Agricultural zoning. Property is currently owned by Bonnie L. Heiser;
3. 24.4 acre parcel in the NW1/4 1-139-100, Ag w/ 1 acre Residential spot zoning. Donald Heiser;
4. 176.2 acre parcel in the W1/2 1-139-100 (13261 37<sup>th</sup> St SW), Ag w/ 10 acres Residential spot zoning. Property is currently owned by Greg & Stacey Kessel;
5. SE1/4 S OF BNRR LESS RR ARW 2-139-100, 104.36 acres, Agricultural zoning. Property is currently owned by Greg Kessel;
6. N1/2SE1/4 N OF BNRR LESS RR ARW 2-139-100, 29.8 acres, Agricultural zoning. Property is currently owned by Greg Kessel;
7. N1/2 12-139-100, 320 acres, Agricultural zoning. Property is currently owned by Greg Kessel.

Other Business:

The board will also address potential & pending zoning violations and recommend any action needed by the Zoning Director, State's Attorney, or Board of County Commissioners.

Applications are available for review during regular office hours at the Billings County Courthouse. If special accommodations are needed, please notify the auditor so that appropriate aids can be made available.

Dated at Medora this 1<sup>st</sup> day April, 2016.

Stacey Swanson  
Zoning Director

(April 7 & 14)