

Billings County Zoning Meeting
June 13, 2013

Members present: Cathy Cerkoney, John Tczap, Anita Kessel, Paul Krush, Karen Putnam.

Members absent: Jim Arthaud, Connie Kasian

Others present: Jon Bogner, Klee Morrison, Von Fletcher, Chandler Kubas, Ruth Ehrmantraut, Florian Kuntz, & Wesley Schuhrke.

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

Kessel moved to approve the minutes from the May 16, 2013 regular zoning meeting. Cerkoney seconded. All voted aye.

Ruth & Brian Ehrmantraut: Application for a conditional use permit for a single-family modular home and storage shop in the SW1/4NW1/4 24-140-100. Property is zoned agricultural. Krush motioned to approve the conditional use permit on the condition of approach approval from foreman, Jeff Iverson and approval from Board of Commissioners for the ½ mile of road construction. Kessel seconded. All voted aye.

Randy Mosser, Government Creek Ranch: Conditional use permit for crew housing near TR Road in the S1/2 21-141-100 with a variance to allow RV's as temporary crew housing. Property is zoned agricultural. Cerkoney made a motion to refer to the Board of County Commissioners to impose a fine in violation of zoning ordinances for having un-permitted RV crew housing on property. Krush seconded. All voted aye.

Roy Krivoruchka: Application for a conditional use permit w/ a variance to allow 2 RV's as temporary housing in the SE1/4SW1/4 4-142-100. Property is zoned agricultural. Kessel made a motion to deny conditional use permit as it does not meet the criteria for temporary housing as stated in zoning ordinance 6.14.3. Putnam seconded. All voted aye.

Fred Sorenson: Application for a conditional use permit for a single-family modular home on Tract 2, Merrifield Creek Ranch Estates Subdivision, 27-139-102. Property is zoned agricultural. Application has been postponed due to lack of information and permits.

Von Fletcher: Application to rezone a 4.89 acre tract in the SW1/4SW1/4 21-141-98 from residential to commercial and allow truck parking for 4 trucks. Also requested is a variance to allow 2 RV's as temporary crew housing. Property address is 12397 28TH ST SW. Cerkoney made a motion to leave the zoning as residential with a variance to allow 2 RV's set back 103' from center of road and decline the truck parking. Kessel seconded the motion and motion carried. All voted aye.

Old Business:

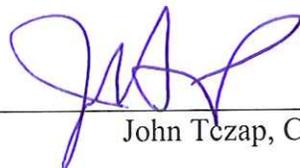
Chandler Kubas: Application to rezone approximately 15 acres from Agricultural to Industrial for truck parking and to construct a hoop structure in NW1/4 29-141-98. The property is owned by Delrey & Marchell Kubas. Kessel moved to deny the application due to no infrastructure in place and possible hazard to the farming community. Cerkoney seconded. All voted aye.

Skyward Trend, LLC: The Zoning Board made a recommendation to the County Commissioners to recind their permit.

With there being no further business, Putnam moved to adjourn at 2:55PM. Kessel seconded. All voted aye.



Marcia Lamb, Secretary



John Tczap, Chairman