

**Billings County Zoning Meeting
June 18, 2015**

Members present: Anita Kessel, Paul Krush, Connie Kasian, Cathy Cercone, Joseph Kessel, John Tczap and Karen Putnam

Others present: Tax & Zoning Director Stacey Swanson, Deputy Tax & Zoning Director Juliana Pemberton, Mary Abrahamson, Rachel Dickey, Doug Dorsey, Joe LaDuke, Rick Duval

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

Anita Kessel moved to approve the minutes from the May 21, 2015 regular zoning meeting. Paul Krush seconded. All voted aye.

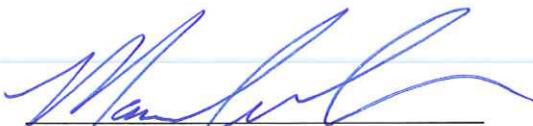
Rick Duval, dba Westdak Homes, LLC: Application to construct a home and garage on Lot 2, Block 3, Frank's Creek Subdivision 22-141-99 (2707 Green River Rd). Property is zoned residential and owned by ADB Development, LLC. Anita Kessel moved to approve the application. Connie Kasian seconded. All voted aye.

Hanson Professional Services for BNSF: Application to construct a railroad telecommunications tower & equipment shelter within the railroad right-of-way in the SW1/4 11-139-101. Property is zoned agricultural. Doug Dorsey from Hanson Professional services was present to answer questions. He stated that there would be a change to the site location and it would be on the other side of the tracks from what was stated on the application. The setbacks are in line. This is a 3 legged self-supported tower with no guy wires. There will be a chain link fence surrounding the tower. Connie Kasian moved to approve the application with the site change. Anita Kessel seconded. All voted aye.

Joe LaDuke: Application for a minor subdivision for a 23.7 acre tract in the SE1/4SE1/4 32-139-102. Property is currently zoned agricultural and owner of record is Beck & Muhonen, etal. Zoning Director Stacey Swanson went through the site of the property. Discussion ensued regarding river bottom parcels. Joe LaDuke was present and stated that there are no plans at the moment for putting a home on the lot. The board discussed access to the property, which is extremely limited. They must have an access agreement if they were to cross other's property. Mary Abrahamson was present to view the application and wanted to be sure that the property lines were correct. Cathy Cercone moved to approve the application with a rezone to residential. Roll call vote was taken with Connie Kasian, Cathy Cercone, Joe Kessel, John Tczap, Paul Krush and Karen Putnam voting aye. Anita Kessel voted nay.

David Dickey: Application for an addition to an existing residence on Tract 6 in NW1/4NW1/4 26-141-99 (2806 Hwy 85 SW). Property is zoned residential. Setbacks are in line. Anita Kessel moved to approve. Paul Krush seconded. All voted aye.

With there being no further business, Joe Kessel moved to adjourn at 2:15P.M. Cathy Cercone seconded. All voted aye.



Marcia Lamb, Secretary



John Tczap, Chairman