

Billings County Zoning Meeting
June 19, 2014

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

Others present: Tax & Zoning Director Stacey Swanson, Chad Hammerstrom, Roger Kessel, Donna Adams.

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

Anita Kessel moved to approve the minutes from the May 15, 2014 regular zoning meeting. Paul Krush seconded. All voted aye.

Rick Duval, dba Westdak Homes, LLC: Application to place a modular home and garage on Lot 2, Block 2, Frank's Creek Subdivision 22-141-99 (2738 Green River Rd). Property is zoned residential and owned by ADB Development, LLC. Rick Duval requested to table this application until a later meeting.

Roger & Lynette Kessel: Application for a new residence on a 2.875 acre tract in the NW1/4NW1/4SW1/4 22-143-99 (1554 Hwy 85 SW). Variance requested since the existing location of the home on the property is within the 250' setback requirement. Property is zoned residential. Roger Kessel was present to discuss the application. The current home was built under previous zoning ordinances. There is a fiber optic cable on the east side of the home, making it a hardship to require them to move the home. Anita Kessel moved to approve the application. Paul Krush seconded. All voted aye.

Kent Lilyerd: Application for 10 units of temporary crew housing on a leased site in the E1/2SE1/4 2-144-99 (7th St SW, east of Hwy 85). Request to rezone site from agricultural to commercial. Property is owned by the Steve C. & Virginia L. Tachenko Family Trust. No one was present to discuss this application. Anita Kessel moved to table this application as it was incomplete. Cathy Cerkoney seconded. All voted aye.

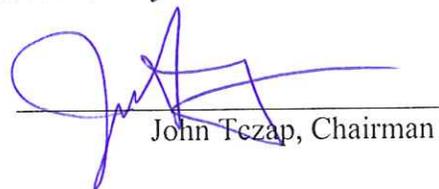
Jerry Shae: Conditional Use Permit to have 2 rv's as temporary housing in section 2-144-98 (635 121st Ave SW). Property is zoned agricultural. Farmstead currently has two homes on it. Campers were there prior to Shae owning the property. Joseph Kessel moved to approve the conditional use permit contingent upon receiving the sewer and water site drawing prior to final approval by the Billings County Commission. Paul Krush seconded. All voted aye.

Chad Hammerstrom: Application for a minor agricultural subdivision for a 26.31 acre tract in the SE1/4SE1/4 32-139-102. Property is adjacent to existing home site along 148th Ave SW. Property is currently owned by Beck & Muhonen, etal. Anita Kessel moved to approve the application. Krush seconded. All voted aye.

With there being no further business, Anita Kessel moved to adjourn at 1:30P.M. Connie Kasian seconded. All voted aye.



Marcia Lamb, Secretary



John Tczap, Chairman