

## Billings County Zoning Meeting August 15, 2013

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

**Others present:** Dan Hutzenbiler, Kacee Runyan, Susie Hutzenbiler, Jennifer Runyan, Sherrena Freeburg, Denise Kessel, Brent Hosman.

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

Cerkoney moved to approve the minutes from the July 18, 2013 regular zoning meeting. Kasian seconded. All voted aye.

Roy Krivoruchka: Application for an addition to a residence on a 1 acre parcel in the NE1/4 15-141-98 (12236 26<sup>th</sup> St SW). Property is zoned residential. 22' x 30' addition for a family room. Discussion ensued as to where this parcel was located. Joe Kessel moved to approve the addition. Cerkoney seconded. All voted aye.

Rodney & Rene Syminow: Application for a conditional use permit to place a manufactured home on an existing farm site in the SE1/4 10-139-100 (13445 38<sup>th</sup> St SW). Property is zoned agricultural. Setbacks are in line. Southwest District Health approval has not been received. Anita Kessel moved to approve conditional upon Southwest District Health application being approved by the commission meeting. Kasian seconded. All voted aye.

Jennifer Runyan: Application for a conditional use permit to place a manufactured home and garage in the NW1/4NW1/4 12-137-100 (13298 49<sup>th</sup> St SW). Property is zoned agricultural and owned by Daniel & Susan Hutzenbiler. Setbacks are in line. Approach is on a section line. Road Superintendent stated it must be improved to county minimum standards. Southwest District Health application has been approved. There is no Southwest Water permit approved. Anita Kessel moved to approve the conditional use permit conditional upon SW water approval. Kasian seconded. All voted aye.

Darrell Snyder: Application for a minor subdivision in the S1/2NE1/4 22-140-100, adjacent to 134<sup>th</sup> Ave SW. The minor subdivision will create 2 tracts approximately 5 acres each. Request to rezone the proposed tracts from agricultural to residential. Application was tabled to the next zoning meeting on September 19<sup>th</sup> due to lack of information.

Darrell Snyder: Application for a minor subdivision in the SW1/4 24-140-100, adjacent to 133<sup>rd</sup> Ave SW. Tract will be approximately 5 acres. Request to rezone the proposed tract from agricultural to commercial. Application was tabled to the next zoning meeting on September 19<sup>th</sup> due to lack of information.

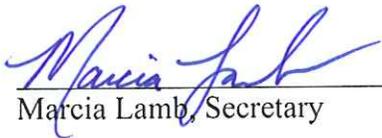
Doug Paluck; Davis Trucking: Application for a minor subdivision in the NW1/4NW1/4 23-141-99, adjacent to Hwy 85. Tract will be approximately 7 acres. Request to rezone the proposed tract from agricultural to industrial and allow truck parking. Property is owned by Doug & Rhonda Paluck. The minor subdivision request has been dropped. The rezone request is for 15-18 truck parking using the same approach as a salt water disposal site. Denise Kessel was present to discuss safety hazard if they were to use the section line road. Richard Volesky was present to discuss the site being close to the Green River and questions of spills or runoff in the river. The board tabled this request to the next zoning meeting on September 19<sup>th</sup> so that more information could be received.

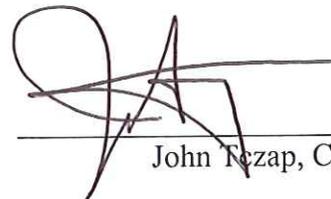
Brent Hosman: Application to have two RVs' as temporary housing on a 2 acre parcel in SW1/4SW1/4 11-142-99. Rodney Kadrmas and John Wurzer were sent warning and notice as this was originally a zoning violation. Brent Hosman was present to answer questions. The property is zoned residential. There are issues surrounding this application regarding clear title of property. Anita Kessel moved to approve a variance until November 21, 2013. Putnam seconded. All voted aye. Brent stated that the RV's would be off of the property prior to this time frame.

Gerald Grosulak: Preliminary plat review of Saddle Butte Subdivision which divides approximately 83.7 acres of land in the NE1/4 34-141-99. The subdivision is located west of Hwy 85, along 29<sup>th</sup> St SW and contains 16 residential lots ranging in size from 5.0 acres to 7.3 acres. The board tabled this application until the next zoning meeting on September 19<sup>th</sup> as the preliminary plat has not been received and no new information has been presented.

Discussion ensued regarding potential zoning violations and past zoning violation for trucks still being parked at Franks Creek Subdivision.

With there being no further business, Anita Kessel moved to adjourn at 2:20 P.M. Krush seconded. All voted aye.

  
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Marcia Lamb, Secretary

  
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John Tezap, Chairman