

Billings County Planning and Zoning Committee

January 14th, 2010

2:00 P.M.

Members present: Joe LaDuke, Anita Kessel, John Tczap, Cathy Cerkoney, Paul Krush, Connie Kasian

Members absent: Jim Arthaud

Others present: Gene Buresh, Roger Kessel, Kasey Malkowski, Joe Finneman, Jeremy Wood, & Michael Wald

The meeting was called to order at 2:00 P.M. by Vice Chairman LaDuke

Anita Kessel moved to approve the November 2nd meeting minutes with the addition of Connie Kasian as a present member of the board, Paul Krush seconded. All voted aye.

Lynn Arthaud told the board that Connie Kasian, Cathy Cerkoney and Anita Kessels terms would be up in April of 2010. All three agreed to stay on for another term. Lynn informed them that the county commissioners appoint these positions and will be appointing them to another term when their current term expires.

Election of new officers ensued. Anita Kessel, nominated Joe LaDuke for President. Anita made a motion to elect Joe LaDuke as President. Connie Kasian seconded. All voted aye. Anita Kessel nominated John Tczap for Vice President. Anita Kessel made a motion to elect John Tczap as Vice President. Cathy Cerkoney seconded. All voted aye. Lynn told the board that County Auditor is always the Secretary.

The board discussed a new meeting schedule for 2010. The board agreed on the new schedule as follows: (subject to unexpected changes)

March 11th, 2010 (deadline February 18th, 2010)
May 13th, 2010 (deadline April 22nd, 2010)
July 8th, 2010 (deadline June 17th, 2010)
September 9th, 2010 (August 19th, 2010)
November 18th, 2010 (October 28th, 2010)
January 13th, 2011 (December 23rd, 2010)

The board decided to table the Bylaws until the next meeting since Lynn had some questions on a few things and needed to have them clarified before they were approved.

Zoning Application Fees were discussed and it was determined that the fees would be left as is and would review them on a case by case basis.

Old Business: Lynn addressed the board about a complaint she had received in SWSW 11-142-99. This 2 acre parcel is currently out of compliance. A letter has been sent to the current landowner in which no

response has been received. A second letter will be sent and Lynn will attempt to discuss with the landowner/possible lessee remedies before legal action will be taken.

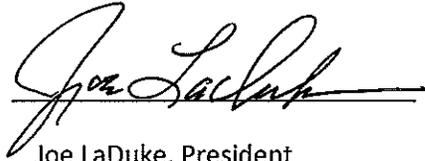
Lynn also told the board about a complaint of a residence in W1/2NW1/4 35-141-99 having too many junk cars on their residential property. She is handling the issue.

The board discussed the draft of the new zoning laws pertaining to the Hillside/Ridgeline district and the 15% slope issue. Jeremy Wood from Highlands Engineering & Surveying told the board his ideas on these issues and he suggested rewording the ordinance to comply more with the terrain of the county. A couple members of the board along with Jeremy Wood and Gene Buresh will work together to get this section of the draft reworded.

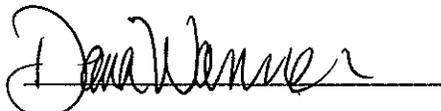
The board received an application from Verizon Wireless to construct a 265' Cell Tower in SWSW 22-143-99. A neighboring resident expressed concern about this tower being located so close to his property and the fact that the lights from the tower will be a disturbance to him and his family. A representative from Verizon was there and mentioned they have followed all regulations for lighting set by the FCC & FAA and that there were two other possible locations that they were looking at. The board decided to table the issue until the next meeting and have requested that the resident and Verizon try to work things out amongst themselves before a decision would be made by the zoning board.

The board was given plans for a development south of Medora in 28-139-102, to take and review for the next meeting.

With there being no further business, Paul Krush moved that the meeting adjourn at 4:30 P.M. Cathy Cerkoney seconded. All voted aye.



Joe LaDuke, President



Dana Wanner, Temporary Secretary