

Billings County Planning and Zoning Committee

May 12, 2011

2:00 P.M.

Members present: Anita Kessel, Connie Kasian, Paul Krush, John Tczap, Cathy Cerkoney, Don Heiser.

Members absent: Jim Arthaud

Others present:

Chairman Tczap called the meeting to order. Don Heiser moved to approve the March 10, 2011 minutes. Cathy Cerkoney seconded. All members voted aye.

Billings County Weed Board submitted an application to rezone 3.04 acres from commercial to industrial in Fryburg 9-139-100. They are also requesting approval for a 30'x40' addition to the existing building. Anita Kessel moved to approve the application. Paul Krush seconded. All voted aye.

Mark Kasian requested a variance from the 5 acre minimum buildable lot requirement, to allow a 30'x76' manufactured home onto a 3 acre parcel in SW1/4SW1/4 35-141-98. The newest ordinance that was adopted in August 2010 neglected to include the minimum buildable lot requirements for a single family dwelling in a residential district, therefore the variance is not needed. Cathy Cerkoney moved to approve the building site for the single family residence. Don Heiser seconded. Members voting aye: Cathy Cerkoney, Paul Krush, Anita Kessel, Don Heiser. Members voting nay: none; Members abstaining: Connie Kasian. Motion passed.

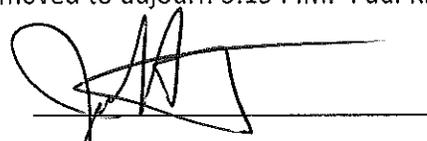
Nick Massie requested that a 5 acre tract in W1/2NW1/4 35-141-99 be rezoned from residential to recreational. Don Heiser moved to reject the application until the applicant owns the property and a properly completed application filed. Anita Kessel seconded. All voted aye.

Kevin Kessel submitted a request that approximately 18 acres in SE1/4NE1/4 24-142-100 be rezoned from agricultural to residential, and requested approval to move in a 32'x80' single family manufactured home. The land is currently owned by Tony and Teresa Kessel. Kevin requested that the application be withdrawn and he will resubmit it prior to the next zoning meeting.

The board noted that Rodney Kadrmas and John Wurzer are not in compliance with the variance allowing them to have a second trailer on the property, as they have currently have three. The board previously granted them a variance to have two trailers on site until June 1, 2011, while they completed remodeling the main trailer, but the third trailer was never approved. State's Attorney Brovold and Zoning Inspector Dana Wanner will work on this issue.

With there being no further business, Connie Kasian moved to adjourn 3:15 P.M. Paul Krush seconded. All voted aye.


Joan Jurgens, Secretary


John Tczap, Chairman