

Billings County Planning and Zoning Committee

July 14, 2011

2:00 P.M.

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

Members absent: Jim Arthaud

Others present: Lee Messer, Karen May, Lyle Whitcomb, Justin Wilson, Margie Lindbo, Gene Buresh, Delaine Huseby, Louis Lindbo, Allan Thompson, Kevin Pavlish, Zach Wurzer, James Oderman, Bob Bristlin, Gary Peterson, Alan Butts, Jim Sabe, Mitch Gilseth, Travis Booke, Pat Rummel, Dave Jurgens, Darren Baranko, Don Gordon, Darlene Mitchell, Pat Hedstrup, Jason Kastrow

Chairman Tezap called the meeting to order. Connie Kasian moved to approve the minutes of June 22 and 28, 2011. Cathy Cerkoney seconded. All voted aye.

Chairman Tezap opened the public hearing on the amendment to the zoning ordinance pertaining to temporary crew housing. Zoning Administrator Dana Wanner explained the amendment and proposed changes. Changes to the draft include referencing the Billings County Zoning Ordinance in section 6.13.2; specify that parking shall be on a 1:1 ratio, or 1 per bed; add county fees of 50 cents per square foot annually for any portion not taxed as real property, and add that alcohol and illegal substances are prohibited. There was also a change stating that permits or approval from SW Water, SW District Health Unit and/or the State of ND would need to be provided for a fresh water plan, refuse disposal plan and septic or sewer discharge plan. The permits expiration date also changed from two years to one. After board discussion and public input, Don Heiser moved to adopt the amendment with the changes. Connie Kasian seconded. All voted aye. The amendment goes to the county commission for their action, and if approved, will be published for 30 days before it becomes effective.

The board reviewed a building application submitted by Robert Bristlin to construct a single family residential structure in NE1/4SE1/4 34-140-102. Don Heiser moved to approve the application. Cathy Cerkoney seconded. All voted aye.

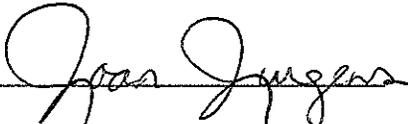
James A. Odermann submitted an application to build a single family residence in SW1/4 22-141-99. Paul Krush moved to approve the application. Cathy Cerkoney seconded. All voted aye.

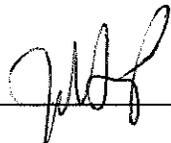
The board discussed the variance request from Larry and Olga Heiser for temporary housing in NW1/4NE1/4 1-139-100 for the contractors building the Billings County firehalls and maintenance building in Fairfield and Fryburg. It was noted that the fees have not been paid. The board tabled the application until the fees are paid and the zoning guidelines are followed.

A variance request was received from Zach Wurzer to keep an RV behind the John Wurzer main residence in SW1/4SW1/4 11-142-99 for temporary living quarters. Cathy Cerkoney moved to approve the variance for one year from today's date. Anita Kessel seconded. All voted aye.

Energy Resource Group was on hand to discuss their conditional use permit application for a 200+ person crew housing structure and training facility on the Fryburg School location in 9-139-100. Kevin Pavlish with SW District Health addressed lagoon regulations. Lee Messer with SW Water addressed water supply issues. The lack of specific design maps concerning parking, sewer and water issues etc. was another topic of discussion. After much discussion, Anita Kessel moved to approve the conditional use permit provided that the zoning amendment is adopted by the county commission, the conditional use permit is approved by the county commission, and that ERG meets all of the conditions set forth. Connie Kasian seconded. Members voting aye: Kasian, Cerkoney, Heiser, Kessel, Krush. Members voting nay: Tezap

With there being no further business, Cathy Cerkoney moved to adjourn the meeting at 6:00 P.M. Connie Kasian seconded. All voted aye.


Joan Jurgens, Secretary


John Tczap, Chairman