

NOTICE OF ZONING HEARING

The Billings County Planning & Zoning Commission will hold a public hearing on Thursday, November 18, 2021 at 1:00 PM to consider recommending to the Board of County Commissioners the approval or denial of the items listed below. Due to the pending construction at the courthouse, the meeting location has been changed to the Medora Community Center auditorium (465 Pacific Ave).

Applications:

2021-14 Theodore Roosevelt Presidential Library Foundation (TRPL), this application has three components:

1. Application for a minor subdivision for a 90.21 acre tract in the SE1/4 of section 21 & the NE1/4 of section 28-140-102. The property is located on top of the amphitheater hill outside of Medora (3410 Chateau Rd) and is currently managed by the US Forest Service.
2. Request to rezone the proposed tract from Agricultural to Recreational.
3. Variance requested for design standard 5.6.7(b) of the Hillside/Ridgeline Ordinance. The TRPL is in mid-schematic design phase and anticipates a maximum building height elevation of 2562'. This elevation is approximately 46' above the elevation grade of the base of the building and exceeds 33' as required by design standard 5.6.7(b).

Note: The 90.21 acre tract for the TRPL is partially within the 1 mile ETZ of the City of Medora and a quorum of either the City Zoning Board or City Council may be in attendance, however, no action will be taken or decisions made on the TRPL by the City's governing boards at the County Zoning Board meeting.

Additional Notice:

Prior to the Zoning Hearing on November 18th, the Billings County Planning & Zoning Commission will hold a work session beginning at 10:30 am in the Commissioner's Room. The purpose is to view a webinar presented by the ND Planning Association. No action will be taken or decisions made at this work session.

Applications and ordinances are available for review during regular office hours at the Billings County Courthouse. If special accommodations are needed, please notify the auditor so that appropriate aids may be made available.

Dated at Medora this 29th day of November, 2021.

Stacey Swanson
Zoning Director

(Nov 4 & 11)