

**Billings County Zoning Meeting
February 16, 2023**

Members present: Present via Zoom Anita Kessel, Connie Kasian. In person Dean Rodne, Rodney Syminow, Karen Putnam.

Members Absent: Todd Corneil, Cathy Cerkoney.

Others present: Zoning Director Stacey Swanson, deputy tax & zoning Deanna Baranko, Patty Thompson, and Yelena Gerbig

The meeting was called to order by Chairman Dean Rodne at 1:00 pm.

Tax & Zoning Director Swanson asked if the board would like to record the meeting in zoom. All were in agreement to record.

Anita Kessel moved to approve the minutes from January 19, 2023 as presented. Syminow seconded. All voted aye. Motion carried.

Karen Putnam moved to approve the agenda as presented. Connie Kasian seconded. All voted aye. Motion carried.

Luke Hlebechuk: Application for a minor subdivision of a 5.0 acre tract in the SW1/4 22-142-99 (12865 22nd St SW). Request to rezone the proposed tract from agricultural to residential to construct a house. Property is currently owned by Tom Hlebechuk. Swanson recommended approval of the application with conditions. Anita Kessel moved to approve the application conditional upon receiving the final survey of the tract, review of the setbacks and that the easements are in place. Connie Kasian seconded. All voted aye.

Zoning Violation: Steven Hanel. Parking a semi-truck with an industrial gas tank trailer in a Residential zoning district. 1.03 acre tract in the NW1/4NW1/4 26-141-99 (2816 Hwy 85 SW). Public notices were sent to neighbors and no one responded. After discussion regarding decisions that have been made regarding this use on other residential properties in the past, the board was unanimous that the violation must be remedied by moving both the truck's tractor and trailer off of the residential district.

Swanson then updated the board regarding the Medora Area Plan. Details of the plan may be reviewed at www.medora150.com.

With there being no further business, Karen Putnam moved to adjourn at 1:39 P.M. Rodney Syminow seconded. All voted aye.



Marcia Lamb, Secretary



Dean Rodne, Chairman