

Billings County Zoning Meeting
August 19, 2021

Members present: Karen Putnam, Todd Corneil, Dean Rodne, Cathy Cerkoney, Anita Kessel, Steven Klym

Remote attendance: Connie Kasian

Others present: Zoning Director Stacey Swanson, Deputy Zoning Director Deanna Baranko, Deputy Auditor Jonna Bertelsen, Clarence Sitter representing Theodore Roosevelt Medora Foundation (TRMF)

The meeting was called to order by Steve Klym at 1:02 pm.

Anita Kessel moved to approve the minutes from the July 15, 2021 regular zoning meeting. Todd Corneil seconded. All voted aye.

Theodore Roosevelt Medora Foundation: Application for a permit to construct an elevator structure and pedestrian bridge at the Burning Hills Amphitheatre (3422 Chateau Rd) in the NW1/4 27-140-102. Variance requested for design standards 5.6.7(a) & 5.6.7(b). Structure is proposed to be on a portion of a lot in excess of 25% slope and greater than 33' in height (66' above ground, 88' total height). Clarence Sitter presented the new elevator project. This new building will house two elevator shafts that will be able to carry 10-12 people in a 30 second time span and large enough to carry down EMS equipment. The initial project included windows on the south side, but due to the cost and eliminating the glare, they decided against windows. This will also keep the rustic look that they already have at the Amphitheatre. The building itself will not be taller than the current buildings that are there. This property is within the 1 mile ETZ of the City of Medora and the application was reviewed and approved by the City Zoning Board at their regular meeting on Tuesday, August 17, 2021.

Anita Kessel moved to approve the application for the new elevator building at the TRMF Burning Hills Amphitheatre. Karen Putnam Seconded. All voted aye. Motion carried.

Chairman Steve Klym left the meeting at 1:55 PM and Vice Chair Dean Rodne took over the meeting.


Recreational zoning was discussed and the final draft of the ordinance changes was presented. Swanson went through the changes and will take to the commission meeting September 7th for final review and approval. Anita Kessel made the motion to approve the following changes to recreational zoning ordinances. Cathy Cerkoney Seconded. All voted aye. Motion carried.

- 2.3(8.1) Definition of Agritourism Activity
- 5.3 Recreational District
 - 5.3.1 Permitted Uses
 - 5.3.2 Conditionally Permitted Uses
 - 5.3.4 Off-Street Parking (NEW)
 - 5.3.5 Performance Standards (NEW)

With there being no further business, Anita Kessel moved to adjourn at 2:37 P.M. Todd Corneil seconded. All voted aye.



Jonna Bertelsen, Secretary



Steve Klym, Chairman