

## Attachment D

### Letters of Support and Opposition

**Cromwell, Nicole**

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**From:** Deines, Tammy  
**Sent:** Monday, October 29, 2012 8:06 AM  
**To:** 'staudingerp@bresnan.net'  
**Cc:** Cromwell, Nicole  
**Subject:** FW: Pickle Barrel

Good morning,

Thank you for your input on the zoning application for the proposed Pickle Barrel. I have forwarded your note below to Zoning Coordinator Nicole Cromwell to be included in the Zoning Commission packets.

Tammy Deines, Planning Clerk  
Planning & Community Services Department  
510 North Broadway  
4th Floor Parmly Library  
Billings, Montana  
247-8610

-----Original Message-----

**From:** phil staudinger [<mailto:staudingerp@bresnan.net>]  
**Sent:** Sunday, October 28, 2012 11:04 AM  
**To:** Deines, Tammy  
**Subject:** Pickle Barrel

Tammy Deines

This is to inform you we are in favor of having the zone changed so the developer can have the pickle barrel in the proposed location. This would be a great asset to this area by increasing more choices of places to enjoy good food.

We live in the Timbers Townhouse's just to the West.

Judy and Phil Staudinger  
Unit G-2

**Cromwell, Nicole**

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**From:** Connie Luck <luckcon@bresnan.net>  
**Sent:** Saturday, October 27, 2012 10:53 AM  
**To:** Astle, Mark; Cromwell, Nicole  
**Subject:** Zone change for 3225 Rosebud Lane

Councilman Astle:  
Nicole Cromwell, Planning Dept.

Our neighborhood has received notice of a request for zoning change at 3225 Rosebud Lane. I would ask you to look into this change carefully as there is a problem of parking and traffic congestion, for this Pickle Barrel since that area was never intended for anything other than Residential Multi-Family. A church originally occupied 3225 and the owner was later granted a variance to put in a day care center with a small play yard. According to Ms. Cromwell at City-County Planning, an illegal access was installed at some point off of 32nd St. West. 32nd and Rosebud is already a very congested corner, with delivery trucks and customers coming and going from Holiday Service Station. Yesterday, at 2:30ish, as I was attempting to make a left turn from Rosebud headed east, onto 32nd, 2 cars and a truck trying to get to the Holiday Station, were backed up on 32nd waiting for me to finally get clear traffic to make my left. Traffic uses the left turn lane going south for a passing lane so it is pretty tricky to get on that street. Trucks consistently park along both sides of Rosebud which makes for a very narrow street at times. Owners of the condos and townhomes in the area also use the streets near there for parking. Also, I have concerns over how the garbage truck will access that site. A restaurant produces a large amount of garbage and will obviously need at least 1 dumpster.

Something I also noticed on the county website is 3225 Rosebud has never been assessed taxes or paid taxes. I realize when it was used as a church there would have been an exemption for that but was that exemption passed on to a private day care?

I would ask that you visit this site during business hours and give a fair assessment for the problems that will arise as a result of a zone change for that lot.

Thank you,  
Connie Luck  
3295 Granger Ave. E. #30  
Billings, MT 59102



Oct 22 11 31 AM '12

PETITION AGAINST CITY ZONE CHANGE  
ZONE CHANGE # 906  
GENERAL LOCATION: 3225 Rosebud Drive

WE, the undersigned are against the above proposed zone change:

NAME (PRINT) SIGNATURE PROPERTY OWNED (ADDRESS)

NAME (PRINT)	SIGNATURE	PROPERTY OWNED (ADDRESS)
Kersti J. Noyes	<i>Kersti J. Noyes</i>	3295 Granger Ave E #27 Safety-Traffic Pattern Accidents Apt #28
Katie Hendrickson	<i>Katie Ann</i>	Traffic Congestion
Phyllis CORNELL	<i>Phyllis Cornell</i>	3295 Granger Ave E (No parking) Traffic Problem
CATHIE KAUFZ	<i>Cathie Kaufz</i>	#17 - Traffic
Connie Luck	<i>Connie Luck</i>	3295 Granger Ave E #30 Note sufficient on site parking

Please note protests against a zone change for property more than 150 feet from the zone change property will not trigger a "valid protest" vote by the City Council.

Pickle Barrel

10000 Birch Forest

To: mtr@pickelbarrel.com

*Jo M. Astle*

Title: Dr. M.D.

Address: Mt. Healthy, OH, 45127-7065

Good Morning!

Just wanted to introduce myself, Kersti Noyes. I am an owner of a townhome at Wheatland Townhomes located at 3295 Granger Ave. East. I am concerned about the proposed zoning change in our neighborhood. I am faxing some signatures to Nicole along with my own opposing these changes.

I feel that the traffic flow/congestion along with safety concerns is at the root of my disagreement. The intersection at 32nd and Rosebud is very congested and hard to get on/off of. The next intersection at 32nd and Ilonesta is even harder with traffic backed up all the way down 32nd Street. In addition, there are people going South that have 3 lane options-left, straight, right. I believe having another business on the opposite end of this and trying to access their services would make this congestion even worse. Remember, there is a school in the neighborhood-so our children's safety should be a priority also. It may be necessary to think about a stop sign in the near future at 32nd and Rosebud!!

I would hope that the business would grow so have they considered the impact this will have?-more traffic/parking/delivery of goods and services/garbage pickup??

This business should look at other locations that are more easily accessible and not tucked away in a neighborhood that is already having traffic control and safety issues on the busy 32nd Street Corridor!!!

Thank you for your time and attention to this matter-Please investigate and help us as you look at proposed zoning changes in a primarily residential neighborhood!

Sincerely,  
Kersti Noyes





11282012

Re: Pickle Barrel Proposed Site

City of Billings,

This letter is to express my approval for the zone change to allow the Pickle Barrel Sandwich shop to be allowed to have their business on Rosebud and 32<sup>nd</sup> Street West.

My business, Fiberworks is located in close proximity to the proposed location. I encourage and support small business, and I think that a sandwich shop would be great for this location. We are a "neighborhood" commercial area and I think this business would fit well with the other businesses in the area. If you have any questions or would like to contact me, please feel free to do so.

Sincerely,

Laura Heine

Fiberworks (Quilt Girl LLC)

3213 Henesta Drive

Billings, MT 59102

406-656-6663

Tuesday, December 04, 2012

3130 Myrtle Drive

Billings, Montana

Topic: Approval of zoning to move forward with the Pickle Barrel

I live right down the street from the original church/daycare, the property that is being considered for improvement to a sandwich shop. I can only agree with anything that would take that eye sore off 32<sup>nd</sup> street. I believe anything would be better than what is there now; I am totally in favor of improving this property. I understand from a neighbor, traffic is an issue....to which I can say, are you kidding me, 32<sup>nd</sup> has and will be a major hub street today and for years to come....if folks didn't want traffic on 32<sup>nd</sup> street that should have been stopped years ago, not now.

I urge you to move Billings forward by voting in favor of allowing The Pickle Barrel to be our neighbor.

Thank you, Dale Davis, 3130 Myrtle Drive, Blgs. 59102, 672-5733

*Dale Davis, Home owner*