



**Yellowstone County Zoning Commission
Minutes for the Meeting of
Monday, April 9, 2018**

The County Zoning Commission met on Monday, April 9, 2018 at 4:15 p.m. in the Community Meeting Room, Billings Library, 1st Floor, 510 N Broadway, Billings, MT **at 4:00 p.m.**

Vice Chairman Troy Boucher participated via conference call. At 4:15 p.m., Vice Chairman Boucher opened the meeting and introduced the County Zoning Commission members and staff in attendance: Nicole Cromwell, Zoning Coordinator; Tammy Deines, Planning Clerk

Commissioners and Staff		01/08/2018	02/12/2018	03/12/2018	04/09/2018	05/14/2018	06/11/2018	07/09/2018	08/13/2018	09/10/2018	10/08/2018	11/12/2018	12/10/2018
Jerry T. Ray	Commissioner	-	-	1	1								
Troy Boucher	Commissioner Vice Chairman	-	-	1	1								
Ryan Wittman	Commissioner Chairman		-	1	E								
Tyler Bush	Commissioner	-	-	1	1								
Todd Hewett	Commissioner									-		-	

Attending: See attached attendance sheets.

Public Comment

Vice Chairman Boucher asked if there was anyone wishing to speak during the public comment portion of the meeting. He stated any member of the public can be heard on any subject is not on the agenda; the Yellowstone County Zoning Commission will not take any action on these items at this time, but could choose to add an item to the next meeting agenda for discussion. There was none.

Disclosure of Conflict of Interest: YC Zone Change #688: There was none.

Disclosure of ExParte Communication: YC Zone Change #688: There was none.

Disclosure of ExParte Communication: YC Zone Change #688: There was none.

The Commissioners reported no ExParte Communications. Zoning Coordinator Cromwell reported staff received additional public comment between the time the packets were mailed and the meeting. It is included in the public comment folder and was forwarded to the Board of County Commissioners via email prior to this meeting. Note: letters in favor or against YC Zone Change #687 received by the staff report deadline were included as a part of the staff report which was included in the Commissioners’ meeting packets and posted on the City of Billings’ website here:



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http://agenda.ci.billings.mt.us/agenda_publish.cfm?id=&mt=ALL&get_month=3&get_year=2018&dsp=agm&seq=5606&rev=0&ag=632&ln=19188&nseq=&nrev=&pseq=&prev=#ReturnTo19188

Motion Approval of Minutes: July 17, 2018 Joint Meeting; March 12, 2018

July 17, 2018: Commissioner Bush made a motion and it was seconded by Commissioner Ray to approve the July 17, meeting minutes as submitted. The motion carried with a unanimous voice vote.

March 12, 2018: Commissioner Bush made a motion and it was seconded by Commissioner Ray to approve the July 17, meeting minutes as submitted. The motion carried with a unanimous voice vote.

Item #1: REQUEST

County Zone Change 688 – Planned Development – Kramer Property – Grand Avenue & 50th St West – A zone change request from Agriculture Open-Space (A-1) to Planned Development with underlying zoning of Residential Multi-family-Restricted (PD-RMF-R) on the southern 11.69 acres and Neighborhood Commercial (PD-NC) on the northern 6.11 acres of C/S 2990, Parcel 1B, a 17.553 acre parcel of land generally located on the south side of Grand Avenue, between 48th St West and 52nd St West. A pre-application neighborhood meeting was conducted on December 26, 2017, and on January 29, 2018, at the Grace Montessori School located at 4809 Grand Avenue. A Preliminary Review meeting was held on Monday, March 5, 2018 at the Billings Library. Tax ID: D12489.

RECOMMENDATION

Planning staff is recommending the Zoning Commission grant the requested withdrawal. If granted, a new application for a zone change on this property may be submitted within the next 12 months.



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Cromwell, Nicole

Monday, March 19, 2018 4:33 PM

From: Scott Aspenlieder <scott@performance-ec.com>**Sent:** To: Cromwell, Nicole
Cc: Cal KUNKEL; travis@bluewaterdesignmt.com
Subject Follow Up **Flag:** Flag Status: Kramer PD Agreement

Nicole

The owner/applicant for the Kramer PO zone change would like to formally remove the application from consideration by the Yellowstone County Zoning Commission and County Commissioners. Please let me know if you need anything further from me to close the process up. Thank you for your help and work as part of this process, I appreciate it.

Thanks,

Scott Aspenlieder, P.E.
scott@performance-ec.com
Office: (406) 384-0080
Mobile: (406) 461-8392



PERFORMANCE

7100 Commercial Ave., Suite 4 • Billings, MT 59101
www.performance-ec.com

Discussion

Vice Chairman Boucher called for questions from the Board. There were no objections or comments.

Motion

Commissioner Ray made a motion to grant the requested withdrawal. If granted, a new application for a zone change on this property may be submitted within the next 12 months. The motion was seconded by Commissioner Bush.

Name	Favor	Against	Abstain	Absent
Chairman Wittman				X
Commissioner Boucher	X			
Commissioner Ray	X			
Commissioner Bush	X			

The motion passes 3-0.

Zoning Coordinator Nicole Cromwell answered questions posed by the audience. She responded to Mr. Deines and stated the applicant can submit an application for a zone change within a one-year period. However, any new application within this 12-month time period cannot be

3-APPROVED



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withdrawn a second time. There is no annexation petition for this property and this application will not go forward to the County Commissioners as there is no recommendation from the County Zoning Commission. The property is still under ownership by the Kramer Family Trust. When asked why the application withdrew, Ms. Cromwell replied the Applicant's agent stated they didn't want to proceed at this time.

She explained the Commissioners heard Zone Change #687 for the Heights project and found criterion to approve the zone change even though this Commission forwarded a recommendation of denial.

Connie Wardell thanked Ms. Cromwell and staff for their work on this application.

Other Business/Announcements

a. Motion. Board Application/Nomination. Todd Hewett, Yellowstone County Zoning Commission. Ms. Cromwell noted the application submitted by Mr. Hewett, who is present.

Motion

Commissioner Bush made a motion and it was seconded by Commissioner Boucher to forward a recommendation to appoint Mr. Todd Hewett to the Yellowstone County Zoning Commission. The motion carried with a unanimous voice vote.

b. Announcement: May 14, 2108 meeting is canceled due to a lack of applications.

Adjournment: The meeting adjourned at 4:34 p.m.

Approved by a motion: August 13, 2018





**City-County Planning Division
Monday, April 9, 2018
Yellowstone County Zoning Commission**

<i>Printed Name</i>	<i>Address</i>
ROBERT DEINES	3708 GANITZ DR
Richard Mackenzie	5842 Foxtail Ln 59106
Lucy Patterson	7047 Vineyard Way 59106
Gerard Heiser	4707 S. Warehouse Way 59106
Lane CARANO	5371 Sundance Mtn Cir 59106
Aian Miller	5371 Sundance Mtn Cir 59106
Donna Deines	4917 Grand Ave 59106
Karen Freeman	5120 Amherst Dr. 59106
Lonnie Wardell	Po Box 21432 / 59104
Michael White	1047 Vineyard Way Billings 59106
Ronald Chippen	1513 Granite Peak Trl Billings 59106
Sharon Scharosch	1503 Granite Peak Tr. Bllgs 59106
Clayton Jenkinson	4824 HAZELNUT AVE 59106 1565
JUDY Jenkinson	14T
Todd Beth Hewett	625 Calypso 59106



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Printed Name	Address/email
Dean Welliver	5325 Cabernet Ln. dwellpen@bresnan.net
Rob Shald	4869 Cedar Ridge Cir. rob.shald@gmail.com
Erika Smith	4885 Cedar Ridge Cir erikaanne@msn.com
REGGIE HAGUE	5087 DOUGLASS AVE RHAGUE@hotmail.com
Robyn Driscoll	Biggs
TERESA Mielke	319 Rhubarb Ln Bill, MT 106
RAWY Mielke	319 Rhubarb Ln Bill, MT 59106
STEVE PASCAL	310 Rhubarb Lane
Daniel Cole & Joann Pirtz-Cole	5230 Cabernet Lane
Kaun + Gerard Heffner	4707 S. Woodhaven Way kheff76@hotmail.com
Natalie Bohlmann	4868 Cedar Ridge Cir nbohlmann@usa.net
John Soulsby	1501 Granite Pk Trail
Ernie Pawl	" " " "
Kathy Dubs	4910 Custer Ave, 59106



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<i>Printed Name</i>	<i>Address/email</i>
Roger Aldinger	4610 S. Woodhaven Way, Roger@mcn.net
Larry Ferguson	4623 N. Woodhaven Way Blg's, MT
Melanie Fried	4972 Duketul, Blg's MT kernelobresnan.net
Susan Smith	6133 Timbercove Dr Blg's MT
Cary Smith	" " "
Colette Edam	4637 S. Woodhaven Way. Blg's MT
Kenneth D. P.	4820 Verde Ln, Blg's 59106
R. Rex Dietz	1135 Vineyard Wy. Blg's 59106
Craig Busch	4737 S Woodhaven "
Susan Busch	"
Barry Smith	4885 Cedar Ridge Circle