

Application & Applicant Letter

APPLICATION FORM

CITY SPECIAL REVIEW

Billings Special Review# 976 - Project # PZ-19-0052

The undersigned as owner(s) of the following described property hereby request a Special Review as outlined in the City of Billings Zoning Regulations.

Present Zoning: Entry Way light Ind.

Special Review Requested: lot falls in Entry Way Cor.

Requires special Review 5000 barrels/year All Bev-No gaming

TAX ID# C13950A CITY ELECTION WARD # 5

Legal Description of Property: William D Pierce Subel Block 2 Lot 3A  
William D pierce subel, S23, T01 S, R25 E, Block 2, Lot 3A \*

Address or General Location (If unknown, contact City Engineering):

3970 Pierce Parkway, Billings, MT

Size of Parcel (Area & Dimensions): 2.6170 acres

Present Land-Use: Vacant - Light Industrial

Covenants or Deed Restrictions on Property: Yes \_\_\_\_\_ No X

If yes, please attach to application

\*\*\* Additional information may be required as determined by the Zoning Coordinator in order to fully evaluate the application.

Owner(s): See Attached letter from owner  
(Recorded Owner)

(Address)

(Phone Number) (email)

Agent(s): Nik Zuhlsdorf Morton Buildings Inc.

(Name) 727 E. Brundage Lane Suite G Sheridan WY

(Address) 307-763-0875 Nik.Zuhlsdorf@82801

(Phone Number) (Email) MortonBuildings.com

I understand that the filing fee accompanying this application is not refundable, that it pays for the cost of processing, and that the fee does not constitute a payment for a Special Review. Also, I attest that all the information presented herein is factual and correct.

Signature: [Signature] Date: 4/1/2019  
(Recorded Owner)



City of Billings  
Special Review Application

Meadowlark Brewing

Billings Mt

Section 1:

- A. Proposed Building Use fall within the guidelines of planning and zoning
- B. Need for the special review is that this property falls in the Entry Way Corridor Overlay and is required to have special review.
- C. Meadowlark Brewing is a Family owned company that started in Sydney Mt and is looking to expand and grow their business in the Billings area. This will give the local community a great place to enjoy locally made food and beverages, as well as a place to socialize with friends and family.
- D. Properties intended use will be building a Brewery with a Bar/Tasting area along with a Restaurant to serve food. Production of beer, Canning and Bottling, Loading product for distribution are a few of the intended uses. Your typical Micro Brewery with restaurant side as well.