

City of Billings Zoning Commission Meeting Minutes February 4, 2020

The City of Billings Zoning Commission met on Tuesday, February 4, 2020 in the Miller Building 1st Floor Conference Room, 2825 3rd Avenue North, Billings, Montana.

Chairman Wagner called the meeting to order at 4:30 p.m. The City Council has designated **Monday, February 24, 2020 at 5:30** p.m. in the City Council Chambers as the time and place to hear testimony for or against the zoning applications.

Commission and Staff		0	0	0	0	0	0	0	0	0	1	1	1
		1	2	3	4	5	6	7	8	9	0	1	2
		/	/	/	/	/	/	/	/	/	/	/	/
		0	0	0	0	0	0	0	0	0	0	0	0
		7	4	3	7	5	2	7	4	1	6	4	1
		/	/	/	/	/	/	/	/	/	/	/	/
		2	2	2	2	2	2	2	2	2	2	2	2
		0	0	0	0	0	0	0	0	0	0	0	0
		2	2	2	2	2	2	2	2	2	2	2	2
		0	0	0	0	0	0	0	0	0	0	0	0
Mike Larson	Commissioner	1	1										
Daniel J. Brooks	Commissioner	E	1										
Jack King	Commissioner	1	1										
Greg McCall	Commissioner	1	E										
Vacant	Commissioner												
Wyeth Friday	Director, Planning & Community Services	-	-	-	-	-	-	-	-	-			
Monica Plecker	Division Planning Manager	-	-	-	-	-	-	-	-	-			
Nicole Cromwell	Planner Zoning Coordinator	1	1										
Tammy Deines	Planning Clerk	-	-										
Dave Green	Planner II	-	-	-	-	-	-	-	-	-			
Karen Husman	Planner I	1	1										
Robbin Bartley	Administrative Support	1	1										

Total Number of 2019 Applications	0	0	0	0	0	0	0	0	0	1	1	1	T O T A L
	1	2	3	4	5	6	7	8	9	0	1	2	
	/	/	/	/	/	/	/	/	/	/	/	/	
	0	0	0	0	0	0	0	0	0	0	0	0	
	7	4	3	7	5	2	7	4	1	6	4	1	
	/	/	/	/	/	/	/	/	/	/	/	/	
	2	2	2	2	2	2	2	2	2	2	2	2	
	0	0	0	0	0	0	0	0	0	0	0	0	
	2	2	2	2	2	2	2	2	2	2	2	2	
	0	0	0	0	0	0	0	0	0	0	0	0	
Zone Change	2	0											2
Special Review	0	1											1

Chairman Pro Tem Larson introduced the Planning Division Staff and Commission: Attending Staff were Nicole Cromwell, Zoning Coordinator, Karen Husman, Planner I, and Robbin Bartley, Administrative Assistant.

In Attendance : George Warmer, Todd Sherman, Derek Hall, Bryen Alexander

Public Comment

Chairman Pro Tem Larson called for public comments. There were no public comments. **Chairman Pro Tem Larson** closed the public comment portion of the meeting.

Approval of Minutes:

Chairman Pro Tem Larson called for approval of the January 7, 2020 meeting minutes.

Motion

Commissioner King made a motion and Commissioner Brooks seconded the motion to approve the January 7, 2020 meeting minutes.

COMMISSIONER	Yes	No	ABSTAINED	ABSENT
Mike Larson	X			
Daniel J. Brooks	X			
Jack King	X			
Greg McCall				X
Vacant				

The motion for approval then carried with a unanimous voice vote 3-0.

Disclosure of Conflict of Interest

COMMISSIONER	Yes	No	ABSTAINED	ABSENT
Mike Larson		X		
Daniel J. Brooks		X		
Jack King		X		
Greg McCall				X
Vacant				

Disclosure of Outside Communication

COMMISSIONER	Yes	No	ABSTAINED	ABSENT
Mike Larson		X		
Daniel J. Brooks		X		
Jack King		X		
Greg McCall				X
Vacant				

Public Hearings:

Chairman Pro Tem Larson reviewed the rules and the procedures by which the City Zoning Commission public hearings are conducted and advised the audience this would be heard by the City Council on February 24, 2020.

Item #1

Nicole Cromwell read aloud the legal notice for this application:

City Special Review 981 – NW Corner of Shiloh Road and Central Ave. – Car Wash – A special review request to allow a stand-alone car wash facility, on Lot 22A, Block 2 of Certificate of Survey 2727M, a 4.708 acre parcel of land. The parcel is currently outside the City limits of Billings, there is a pending annexation request.

Recommendation

Planning staff is recommending conditional approval of **City Special Review 981.**

With the following 7 conditions:

1. The special review approval is limited to on Lot 22A, Block 2 of Certificate of Survey 2727M, a 4.708 acre parcel of land generally located near the NW corner of Shiloh Road and Central Ave.
2. The special review is for the construction and operation of a stand-alone car wash. No other use is intended or implied.
3. The site shall be developed in substantial conformance with the site plan submitted.
4. To mitigate the long term impacts of this facility on the residential development to the west, a solid wall will be built screen the residences from light and buffer noise from the site.
5. There will be no construction activities, including site preparation such as grading or digging prior to 7 a.m. or after 8 p.m. daily.
6. The proposed development shall comply with all other limitations of Section 27-613 of the Zoning Regulations concerning special review uses, and all other City of Billings regulations and ordinances that apply.
7. These conditions of special review approval shall run with the land described in this authorization and shall apply to all current and subsequent owners, operators, managers, lease holders, heirs and assigns.

****NOTE**** Approval of this Special Review does not constitute approval of a building permit, sign permit or fence permit. Compliance with all applicable local codes will be reviewed at the building permit level. This application is for a Special Review as noted above and no other request is being considered with this application. The Planning Division points out that the use and development of the property must be in accordance with the submitted site plan.

Questions for staff:

Commissioner King asked if the property to the north are residences and if any comments had been received from them. No comments were received from neighbors.

Public Hearing Chairman Pro Tem Larson opened the public hearing and asked for anyone wishing to speak in favor or against **City Special Review 981**.

Applicant

Bryan Alexander, Sanderson Stewart

Automatic car wash and manual car wash bays. Noisy dryers are pointed towards Shiloh, 300 feet away from residences; low noise dryers are being used.

Commissioner King asked if a block wall is being considered. Mr. Anderson explained it is now a condition, a visual and noise shield.

Are you aware of the car wash at Rehberg and Grand? How is it similar? Are there challenges? Mr. Anderson reported this carwash has all manual wash bays and is situated much closer to residences. The facility is much different and I am unaware of any challenges.

Commissioner King asked what are the hours of operation. Mr. Anderson explained the tunnel car wash has a 12-hour operation, the manual bays would be operational 24 hours.

Commissioner King asked how is this compatible to the surrounding areas. Mr. Anderson answered the Zoning Commission may impose modifications. There is ingress and egress other than Central Ave. There is reciprocal access with Zip Trip, existing from Shiloh and Central. Commissioner King would like fencing, screening and landscaping and landscaping above and beyond the requirement. He would like as much as would be prudent, for aesthetic purposes. Signs and lighting? Adequate lighting for safety issues and shielding residences. Light pollution should be addressed. Mitigation is intended.

Favor:

NONE

Opposed:

NONE

Public Hearing CLOSED AT 4:52pm

Discussion

Chairman Pro Tem Larson called for questions and discussion from the Board.

Motion

Commissioner King made a motion and Commissioner Brooks seconded the motion to approve City Special Review 981 with conditions proposed.

Commissioner Dan Brooks reiterated his concern for the outside lighting, and suggested cutoffs be used to mitigate any light trespass.

COMMISSIONER	Yes	No	ABSTAINED	ABSENT
Mike Larson	X			
Daniel J. Brooks	X			
Jack King	X			
Greg McCall				X
Vacant				

The Motion carried with a 3- 0 vote.

Other Business

Re:Code public hearings will begin in March. 4 meetings, topic focused. March 9 is the earliest possibility. End of the day.

Adjournment: The meeting adjourned at 5pm.

ATTEST: APPROVED June 2, 2020.

