

**Zone Change 699**  
**Pre Application Neighborhood meeting info & Site Plan**

**Pre-Application Statement of Owner(s) or Agent(s)**

The owner(s), contract purchasers (if any) and agents (if any) are required to submit this completed form and any attachments along with a completed zone change application packet, including any required fees, for a zone change to be processed by the Planning Division.

1. **Present Zoning:** AG1 (open space)
2. **Written description of the Zone Change Plan** including square footage or acres of proposed new zoning: 10.11 acres divided into 2 parcels (5 acres parcels)
3. **Subject Property Map:** please attach to this form
4. **Legal Description of Property:** \_\_\_\_\_  
Sec 3 Township 15 Range 25E S03 T01 R25E C05 Parcel 242A)
5. **Roster of persons who attended the pre-application neighborhood meeting:** please attach to this form
6. **A copy of the meeting notice.** please attach to this form
7. **A brief synopsis of the meeting results.** please attach to this form
8. **The undersigned affirm the following:**
  - 1) The pre-application neighborhood meeting was held on the 18, day of November 2019
  - 2) The zone change application is based on materials presented at the meeting.

**Owner (s):** Kathy Thiel - Kathy M Thiel Telephone: 406-698-0641  
Revocable Trust  
**Address:** 3019 Golden Acre Dr Email: Thiel247@gmail.com  
Billings mt 59106

**Agent (s):** \_\_\_\_\_ Telephone: \_\_\_\_\_  
**Address:** \_\_\_\_\_ Email: \_\_\_\_\_  
\_\_\_\_\_

Kathy Thiel  
3019 Golden Acres Dr.  
Billings Mt.

11/20/2019

PLANNING & SERVICE DEPARTMENT  
2825 3rd Avenue North, 4th Floor  
Billings MT 59101

In re: pre-application neighborhood meeting

The meeting was set forth on Monday November 18th 20019 in accordance with rules asked of planning Zone change Regulations. All neighbors were notified in time {7} calendar days prior to schedule date.

Please see attached information presented at meeting:

Those in attendance were William Duke...735 BlueGrass Dr. W Billings Mt 59101  
John Thiel... P.O. Box 81530 Billings Mt 59108.

Only Question ask was "why was I rezoning"?

I replied that when I purchased the land some years ago it was with the intent to sell and was part of my retirement plan. I also said I had tried to sell the 10 acres for some time now and thought if I divided the land it would be more affordable.

No objection was noted from those in attendance. (crumbl cookies were served with hot apple cider) all went home satisfied.

Thank You for your time,

Kathy Thiel



Kathy Thiel

Hello.

Dear Property Owner:

I am reaching out to invite you to join me for a discussion regarding a planned zone change located on 10.107 acres that is located at S 44TH ST W Central Ave. I have included two maps to help you with location. As part of the zone change process there has to be a neighborhood meeting. I am requesting to divide the 10 acres in half (two 5 acre parcels). The land will still stay in the county but it will go from A-1 to A-S zoning.

The meeting will be held on November 18th at 5:30 at the shop. Again the address is S 44TH ST W CENTRAL Billings MT 59106. You will see a sign on road that says 10 acres FOR SALE...It is a dirt road so go to gate and you will see shop from there.

At that time I can answer any questions you might have.

I look forward to seeing you there.

Sincerely,

Kathy Thiel



