

**City of Billings Zoning Commission  
Meeting Minutes March 2, 2021**

**The City of Billings Zoning Commission met on Tuesday, March 2, 2021 at 4:30 p.m. in a Virtual Zoom meeting,**

Chairman Larson called the meeting to order at 4:30 p.m. The City Council has designated **Monday, March 22, 2021 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
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		1	1	1	1	1	1	1	1	1	1	1	1
Mike Larson	Chairman	1	1	E									
Daniel J. Brooks	Commissioner	1	1	1									
Jack King	Commissioner	1	1	1									
Greg McCall	Vice Chairman	E	1	E									
Trina White	Commissioner	1	1	1									
Wyeth Friday	Director, Planning & Community Services	-	-	-									
Monica Plecker	Division Planning Manager	-	-	-									
Nicole Cromwell	Planner Zoning Coordinator	1	1	1									
Tammy Deines	Planning Clerk	-	-	-									
Dave Green	Planner II	-	-	-									
Karen Husman	Planner I	1		1									
Robbin Bartley	Administrative Support	1	1	1									

<b>Total Number of 2021 Applications</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>T O T A L</b>
	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>0</b>	<b>1</b>	<b>2</b>	
	/	/	/	/	/	/	/	/	/	/	/	/	
	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	<b>5</b>	<b>2</b>	<b>2</b>	<b>6</b>	<b>4</b>	<b>1</b>	<b>6</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>2</b>	<b>7</b>	
	/	/	/	/	/	/	/	/	/	/	/	/	
	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	
	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	
	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	
<b>Zone Change</b>	-	2	1										3
<b>Special Review</b>	2	-	-										2

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

**In Attendance :**

**Public Comment**

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

**Approval of Minutes:**

**Approval of February 2, 2021 minutes has been delayed.**

**Disclosure of Conflict of Interest**

<b>COMMISSIONER</b>	<b>Yes</b>	<b>No</b>	<b>ABSTAINED</b>	<b>ABSENT</b>
Mike Larson				x
Daniel J. Brooks		x		
Jack King		x		
Greg McCall				x
Trina White		x		

**Disclosure of Outside Communication**

<b>COMMISSIONER</b>	<b>Yes</b>	<b>No</b>	<b>ABSTAINED</b>	<b>ABSENT</b>
Mike Larson				x
Daniel J. Brooks		x		
Jack King		x		
Greg McCall				x
Trina White		x		

One letter of support submitted last week.

**Public Hearings:**

Nicole Cromwell reviewed the rules and the procedures by the City Zoning Commission public hearings are conducted and advised the audience this would be heard by the City Council on March 22, 2021.

**Item #1**

Nicole Cromwell read aloud the legal notice for this application:

**City Zone Change 989 – 5 North 16<sup>th</sup> St. – from EBURD-CW to EBURD IS** - A zone change request from East Billings Urban Renewal District (EBURD) Central Works (CW) to EBURD Industrial Sanctuary (IS), on Block 121, Lots 1-12, Billings Original Township, an 39,000 square foot parcel of land. A pre-application neighborhood meeting was held on January 5, 2021 at 12:30 P.M., at 7 North 17<sup>th</sup> St. Tax ID: A00874

**Recommendation**

Planning staff recommends approval of the zone change from EBURD-CW to EBURD-IS based on the findings of the 10 review criteria.

- Meets the Growth Policy and Master Plan for EBURD
- New zoning will allow owner to use different building type for industrial plant
- Adjacent uses and zoning compatible with proposed zone and use
- New plant for Yellowstone Ice and Water

In making its recommendation to the city council for an amendment to the official map or text of this chapter, the **city zoning commission shall consider**, among other things, the following:

- (1) Whether the new zoning is designed in accordance with the growth policy;
- (2) Whether the new zoning is designed to secure from fire and other dangers;
- (3) Whether the new zoning will promote public health, public safety and general welfare;
- (4) Whether the new zoning will facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements;
- (5) Whether the new zoning will provide adequate light and air;
- (6) Whether the new zoning will effect motorized and non-motorized transportation;
- (7) Whether the new zoning will promote compatible urban growth;
- (8) Whether the new zoning considers the character of the district and the peculiar suitability of the property for particular uses;
- (9) Whether the new zoning will conserve the value of buildings; and
- (10) Whether the new zoning will encourage the most appropriate use of land throughout the City of Billings.

**Questions for staff:** Chairman Pro Tem Brooks asked if City staff will be working with the applicant to meet zoning and code requirements. Staff replied in the affirmative.

**Public Hearing** Chairman Pro Tem Brooks opened the public hearing at 4:44PM and asked for anyone wishing to speak in favor or against **City Zone Change 989**.

**Applicant: Scott Chesarek**

We have owned property for a time, trying to find the best fit for the area. Sidewalks are needed as well as a curb.

**Favor: NONE**

**Opposed: NONE**

**Rebuttal: NONE**

Public Hearing CLOSED at 4:47PM

**Discussion**

Chairman Pro Tem Brooks called for questions and discussion from the Board. He added this will be an improvement to the area.

**Motion**

**Commissioner White made a motion and Commissioner King seconded the motion to approve City Zone Change 989 with Staff recommendations.**

COMMISSIONER	Yes	No	ABSTAINED	ABSENT
Mike Larson				x
Daniel J. Brooks	x			
Jack King	x			
Greg McCall				x
Trina White	x			

**The Motion carried to approve City Zone Change 989 with a 3-0 vote.**

**Other Business: Next meeting April 6, 2021, 1 application.**

**Adjournment: The meeting adjourned at 4:50PM.**

**ATTEST: Approved** by a motion April 6, 2021.

