

Pre-Application Minutes

IMEG
(406) 248-9000

175 N 27th St #1312
Billings, MT 59101

**Pre-Application Neighborhood Meeting Minutes
626 Johnson Lane Zone Change Request
Thursday – May 27, 2021
5:00 p.m.**

Location: Lockwood Fire Station Community Room, 501 Johnson Ln, Billings, MT 59101

ATTENDEES:

- A Sign-in Sheet is attached. One person attended and signed the attendance sheet. Kolten Knatterud (IMEG) attended the meeting and signed the attendance sheet as well.

ITEMS:

➤ **Topic: Introduction**

- Kolten Knatterud (IMEG) presented the overall project and discussed how Paul Jessop, member of Lockwood, LLC., purchased Lot 5, Block 1, Keller Place Subdivision, located at 626 Johnson Lane and is now pursuing a rezone. The rezone is requesting to change the parcel from Corridor Mixed-Use & Commercial Centers (CMU2) to a Mixed Residential (NX3).
- A copy of the lot layout was present at the meeting.

➤ **Topic: General Information**

- The general information on the Zone Change Request was discussed at the meeting.
- Questions were asked by the attendees as follows:
 - What will the buildings look like?
 - A response was provided that at this time the project is very preliminary, and it is not finalized what the buildings will look like.
 - Will the apartment complex have a playground?
 - A response was provided that at this time a playground is not proposed but there will be common green space between the buildings.
 - Concerns were raised about the existing irrigation ditch along Johnson Lane and how it has backed up in the past.
 - Concerns were raised about the additional traffic that will be generated by the apartment complex.
 - Johnson Lane widening as part of a bypass was discussed and how it related to this project.
 - A response was provided that the layout is preliminary, and it is unknown at this time if any changes to Johnson Lane from the bypass will affect this project.

Attachments:

- Sign-in Sheet for Neighborhood Meeting