



**Yellowstone County Zoning Commission
Approved Minutes for the Meeting of
Monday, November 8, 2021**

The County Zoning Commission met on Monday, November 8, 2021 at 4:00 p.m. in the Miller Building 1st Floor Conference Room, 2825 3rd Ave. North.

| Commissioners and Staff | | 01/13/20 | 02/10/20 | 03/09/20 | 04/13/20 | 05/11/20 | 06/08/20 | 07/13/20 | 08/10/20 | 08/26/20 | 08/27/20 | 09/14/20 | 10/12/20 | 11/08/21 | 12/13/21 |
|-------------------------|--------------------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| Blaine Poppler | Commissioner | 1 | - | - | - | - | - | 1 | 1 | - | - | - | - | 1 | - |
| Troy Boucher | Commissioner Chairman | 1 | - | - | - | - | - | R | - | - | - | - | - | R | - |
| Tyler Bush | Commissioner Chairman | 1 | - | - | - | - | - | 1 | 1 | - | - | - | - | 1 | - |
| Todd Hewett | Commissioner | 1 | - | - | - | - | - | 1 | 1 | - | - | - | - | 1 | - |
| | | | | | | | | | | | | | | | |

Commissioner Hewett opened the meeting and introduced the County Zoning Commission members and Planning Division staff: Zoning Coordinator Nicole Cromwell, Tammy Deines, Planning Clerk. Commissioner Bush is participating virtually.

Other Participants: Aaron Brown, representative for applicant Bretz RV & Marine

Public Comment

Chairman Bush asked if there was anyone wishing to speak during the public comment portion of the meeting. The Public may call in during specific Public Comment periods at (406) 237-6165. All callers will be in a queued system and are asked to remain on hold and be patient. Calls will be taken in the order in which they are received. Callers will be restricted to three minutes of testimony as is customary.

Motion. Approval of Minutes: July 12, 2021 (Due to a lack of agenda items, this Commission had no meetings in August and September 2021).

Motion

It was moved by Commissioner Hewett and seconded by Commissioner Poppler to approve the July 12, 2021 meeting minutes as submitted. The motion carried with a unanimous voice vote.

No ex parte communications or conflicts of interest were announced by the Commissioners.



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Zoning Coordinator Nicole Cromwell read aloud the procedures for a public hearing.

Item #1: Zone Change #706

Zoning Coordinator Nicole Cromwell read the legal notice for the record and followed with presentation of the staff report beginning with the surrounding zoning on this property.

REQUEST

County Zone Change 706 – 2919 Old Hardin Road - from CMU1 to CMU2 - A zone change request from Corridor Mixed Use 1 (CMU1) to Corridor Mixed Use 2 (CMU2) on Lot 4, Cole Acreage Tracts, an 2.009 acre parcel of land. A pre-application neighborhood meeting was held on Monday, September 27, 2021, at 5:00 pm at 2919 Old Hardin Road. Tax ID: C04278

Nicole Cromwell explained this request is to allow an expansion of this parcel which is adjacent to property currently owned by Bretz RV and Marine. Several photos were provided within the staff report and presentation.

Planning staff has reviewed this application and is forwarding a recommendation of approval from CMU1 to CMU2 based on the 11 criteria for zone changes.

- Lockwood Growth Policy indicates this area is amenable to additional retail services
- Re-development of a vacant parcel would provide infill
- The new zone is compatible with adjacent uses
- Local arterial street can handle additional traffic

RECOMMENDATION

Planning staff recommends approval of Zone Change 706 and adoption of the proposed findings of the eleven review criteria.

Discussion

Commissioner Hewett asked the Commissioners for questions and comments. Commissioner Poppler asked if the legal issues have been resolved and Zoning Coordinator stated that she believes the issues were resolved.

Public Hearing

Commissioner Bush opened the public hearing and asked if there is anyone wishing to speak in favor or against County Zone Change.

Favor

Aaron Brown, 761 Tepee Trail, Billings, MT 59105

Mr. Brown is the representative for Bretz RV & Marine. He stated this is a straight forward request and offered to answer questions.



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Commissioner Hewett asked if there is anyone wishing to speak in favor or against Yellowstone County Zone Change #706. There was none. Commissioner Hewett closed the public hearing and called for discussion and a motion.

Discussion

Commissioner Poppler said he is in favor of this application. Commissioner Poppler said no negative comments have been received from the public. He pointed out that this property is adjacent to property that has similar zoning and already owned by Bretz RV. Commissioner Hewett stated this is property is compatible with the surrounding zoning. Commissioner Bush concurred and stated it is consistent with Staff's Findings and Recommendations.

Motion

Commissioner Poppler made a motion and it was seconded by Commissioner Hewitt to forward a recommendation to the Board of County Commissioners of approval of Zone Change 706 and adoption of the proposed findings of the eleven review criteria.

The motion carried with a unanimous voice vote, 3-0.

***The Board of County Commissioners will hold a hearing on this application on Tuesday, November 23, 2021 at 9:30 am.**

OTHER BUSINESS

b. Announcement: The December 13, 2021 Yellowstone County Zoning Commission meeting is canceled due to a lack of agenda items.

Adjournment 4:14 PM

Approved by a motion January 10, 2022

--Tamara L. Deines, Planning Clerk