

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:** NX1- Mixed Residential 1

2. **Written description of the Zone Change Plan** including existing and proposed new zoning:

3. **Subject Property Map:** please attach to this form

4. **Legal Description of Property:**

Lot 9A of AMD (13) Holling Ranch Subd. located in S15, T1N, R26 E.

Parcel A (Less 815SF Bench ROW) (15) of COS 451 located in S15, T1N, R26E

5. **Neighborhood Task Force Area:** (Yes)/// No . If Yes, Name of Task Force and mailing address of Chairperson:

Heights Task Force, Ming Cabrera, billingsheightstaskforce@gmail.com
1734 Poly Dr. Billings, MT 59102

6. **Roster of persons who attended the pre-application neighborhood meeting:** please attach to this form

7. **A copy of the meeting notice.** please attach to this form

8. **A brief synopsis of the meeting results including any written minutes or audio recording.** please attach to this form

9. **The undersigned affirm the following:**

1) The pre-application neighborhood meeting was held on the 11th, day of August, 2022

2) The zone change application is based on materials presented at the meeting.
Old Hickory Shed, LLC and Randy Miller

Owner (s): _____ Telephone: 615-890-8075; 406-561-9026

Address: PO box 331973 Email: michael.hazlett@oldhickorybuildings.com
Murfreesboro, TN 37133 rnrservices264@yahoo.com

Agent (s): IMEG Corp Telephone: 406-248-9000

Address: 175 N 27th St. Ste 1312 Email: shawn.m.thorson@imegcorp.com
Billings, MT 59101

Shawn Thorson, P.E.
Civil Project Engineer



IMEG Corp.

175 N 27th Street | Suite 1312 | Billings, MT 59101

(406) 414-7768 | single reach

(307) 620-0130 | mobile

Shawn.M.Thorson@imegcorp.com



ZONE CHANGE PRE-APPLICATION NEIGHBORHOOD MEETING MINUTES

Hazlett Old Hickory Buildings & Sheds City Rezone

IMEG #2205347

Wednesday, August 10, 2022

5:30 P.M.

Location: Medicine Crow Middle School

MEETING DATE: August 10, 2022
LOCATION: Medicine Crow Middle School
PRESENT: An attendance list is attached.

ITEMS DISCUSSED:

1. Introduction:
 - a. Shawn Thorson (IMEG) presented the overall project and discussed Old Hickory Shed, LLC (OHS) purchased the parcel at 2130 Bench Blvd and is in the process of purchasing the connecting parcel to the south. OHS is now pursuing a rezone. The rezone is requesting to change the parcel from Neighborhood Mixed Residential (NX1) to Heavy Commercial (CX).
2. General Information:
 - a. Shawn discussed the general information on the Zone Change Request. He explained the rezone process and how OHS already owns the neighboring property to the West and wants to use the new parcels to store the sheds they manufacture. Legally storing the manufactured sheds is OHS's main goal.
3. Questions: The following questions were asked by the attendees as follows:
 - Dale Smith:
 - o They just want to store sheds? What about the existing houses on the properties?
 - Shawn answered that the existing houses could be used as office buildings, but with a CX zoning, residential living is not permitted.
 - Lorne Armer:
 - o He expressed concern that OHS would level the trees, clearing out the parcels and set up a store front if they wanted to if the zoning changed to CX. He was also concerned about right lights and semis driving right in front of the residential properties. What is heavy commercial?
 - Anna explained that there are rules regarding setbacks from the road and anything they did on the parcels would not be directly on the street in front

of the residential properties. She explained that Bench Blvd is a public street, and we don't have the ability to restrict them from driving there. She also read and explained the heavy commercial designation and what was allowed.

- James and Kristy Johnson:
 - Expressed concern for OHS's current practices. Said that they weren't good neighbors – they have a lot of trucks going in and out, they make a lot of noise at all hours of the day, and they are worried about their grandchildren playing on the street across from the heavy truck traffic.
 - Shawn and Anna explained to the attendees that operations on 2130 Bench Blvd are grandfathered into the previous zoning, so they are not doing anything that it isn't already zoned for.
- Lorne Armer:
 - He expressed concern for his rental property and doesn't want a commercial property across the street to affect his property taxes/appraisal value to be decreased. What will happen in 10 years if the current owners sell and it becomes something junky?
 - Anna explained that the surrounding properties won't affect the appraisal value, that is based off of the value of the building and the value of the land.
 - Anna and Shawn answered that they have no way of knowing what OHS will do with the land in the future and they have the right to sell it if they want.
- Shawn Thorson:
 - What do you not like about the zoning CX? Is there anything that it allows for that you would like to not see on the parcels?
 - Lorne Armer: He would like certain requirements placed and restrictions. Required to have a 20 ft landscape buffer and no truck access off Bench. Also, hard to know what is going to happen in the area because of changes to the intersection North of the parcels.
- James and Kristy Johnson:
 - Hard no for both because there is no enforcement of the regulations in place now and OHS hasn't been a good neighbor for the past year. They have been pushing the boundaries for the past year, how many more are they going to push when the zoning changes?
 - Shawn and Anna thanked them for their input.
- Lorne Armer:
 - He stated that he would be okay with CX if there was a landscape buffer, no entrance on bench, and if OHS kept the area clean and safe for kids. He would be okay with them storing their sheds there.
 - Shawn and Anna thanked them for their input.
- Dale Smith: He expressed that the truck traffic loves Bench because they don't have to fight with Main Street and the median.



- o Anna and Shawn said that they will bring the input back to the client and see if there can be something stated where the parcel isn't accessed from Bench.
- Shawn wrapped up the meeting by informing the attendees that we would be bringing their input back to OHS to find a solution that would work for all parties. He thanked everything for being there and their input towards the zoning change request.

The foregoing constitutes our understanding of the matters discussed during the meeting.

Prepared by: Amber E. Long, E.I.

SMT/hsc

\\files\active\Projects\2022\22005347.00\Design\Civil\CC07 PLANNING\Rezoning Application\Neighborhood Meeting\20220810 Neighborhood Meeting Minutes.docx

cc: All Present





NEIGHBORHOOD MEETING ATTENDANCE RECORD

IMEG #: 22005347

Project: Hazlett Old Hickory Buildings & Sheds City Rezone

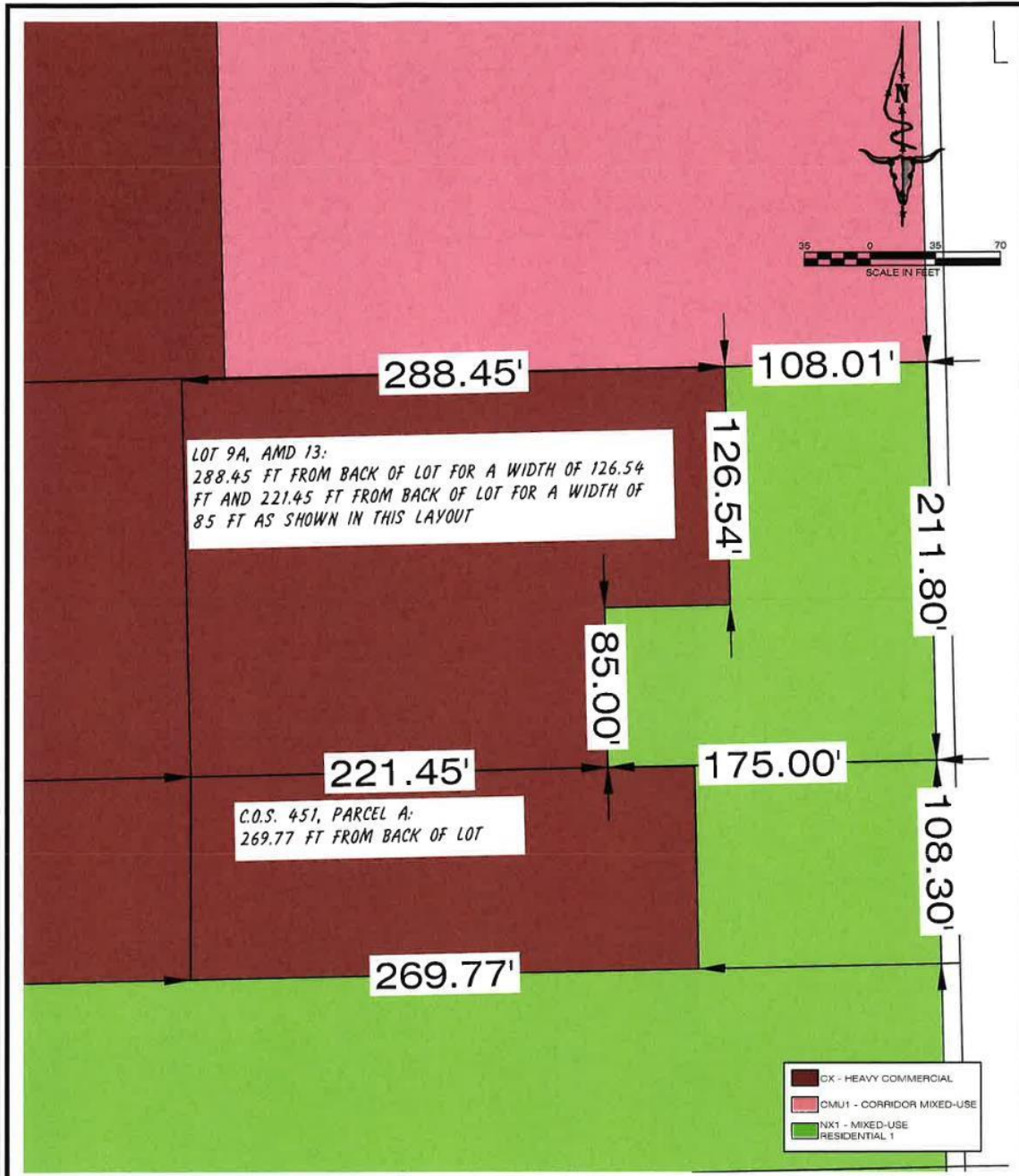
Meeting Description: Zone Change Neighborhood Meeting

Date: 8/10/2022 Time: 5:30 PM

Place: Medicine Crow Middle School

ATTENDEE NAME	ADDRESS	PHONE #	E-MAIL
Shawn Thorson	175 N 27 th St, Ste 1312, Billings, MT 59101	(406) 248-9000	shawn.m.thorson@imegcorp.com
Anna Vickers	175 N 27 th St, Ste 1312, Billings, MT 59101	(406) 248-9000	anna.m.vickers@imegcorp.com
Amber Long	175 N 27 th St, Ste 1312, Billings, MT 59101	(406) 248-9000	amber.e.long@imegcorp.com
Dale Smith	2145 Bench Blvd, Billings, MT 59105		smithsmetalworks@bresnan.net
James and Kristy Johnson	802 Kale Dr, Billings, MT 59105		str8pipes4ever@msn.com
Lorne Armer	801 Kale Dr/2119 Bench Blvd Billings, MT 59105		ldarmer@gmail.com

g:\022\22005347\planning\verona application - rntxcd resident\mt222203195 neighborhood meeting attendance.docx



175 N. 27TH ST., STE 1312 PH: 406.545.6420
 BILLINGS, MT FAX: 406.256.1191
 59101 www.imegcorp.com

SITE MAP
ZONE CHANGE DIMENSIONS
 S15, T01 N, R26 E
 LOT 9A AND C.O.S. 451
 CITY OF BILLINGS

PROJECT#: 22005347
 TAB: ZONING
 DRAFTER: AL
 DATE: AUGUST 2022
 SHEET 3 OF 3

August 2, 2022



City of Billings Planning Division
2825 3rd Avenue North 4th Floor
Billings, MT 59101

RE: Pre-Application Neighborhood Meeting – City Zoning Change on properties located at Section 15, Township 01 North, Range 26 East, Lot 9A, AMD (13) & Section 31, Township 01 North, Range 26 East, C.O.S. 451, Parcel A (Less 815 SF Bench Row) (15)

To Whom It May Concern:

The purpose of this notification is to inform you of a Pre-Application Neighborhood Meeting on Wednesday, August 10th at 5:30 p.m. The meeting will be held in the Cafeteria/Commons at Medicine Crow Middle School, which is located at 900 Barrett Rd, Billings, MT 59105.

This meeting will address questions and comments regarding a proposed zoning change for the parcel located at 2130/2116 Bench Blvd and the connecting southern parcel, 2110 Bench Blvd. The subject properties are legally described as Section 15, Township 01 North, Range 26 East, Lot 9A, AMD (13) and Section 31, Township 01 North, Range 26 East, C.O.S. 451, Parcel A (Less 815 SF Bench Row) (15). The properties are a total of 2.91 acres in size and are currently zoned NX1 – First Neighborhood. The proposed zoning after the rezone would be CX – Heavy Commercial. The property owner is Old Hickory Shed LLC.

An exhibit has been included with this letter which depicts the two properties for rezoning and the surround properties with their zone designations. The owner intends to store sheds that are manufactured on the neighboring property to the west.

We look forward to seeing you at the meeting. If you are unable to attend, please feel free to send your questions and/or comments to amber.e.long@imegcorp.com or mail them to the address found at the bottom of this page.

Sincerely,

IMEG

A handwritten signature in blue ink that reads "Amber E. Long".

Amber Long, E.I.T.
Civil Designer

Enclosures: As noted in text above.
CC: File

\\files\Active\Projects\2022\22005347.00\Design\Civil\CC07 PLANNING\Rezoning Application\Neighborhood Meeting\20220728 Neighborhood Meeting Notice OHS LLC.docx



Certificate of Mailing — Firm

Name and Address of Sender

IMEG
175 N 27th Street, Suite 1312
Billings, MT 59101

TOTAL NO. of Pieces Listed by Sender

5

TOTAL NO. of Pieces Received at Post Office™

21

Postmaster, put (name of receiving employee)

C Spitzer

Affix Stamp Here Postmark with Date of Receipt.

Address (Name, Street, City, State, and ZIP Code™)

Package

Fee

Special Handling

Parcel Affix

USPS® Tracking Number

ARMER, LORNE D & DARIAN L
2744 DOSS LN
BILLINGS MT
59105-6014

DEINES REVOCABLE FAMILY TRUST
814 KALE DR
BILLINGS MT
59105-4158

KAUFMAN, AUSTIN L
2111 MAIN ST
BILLINGS MT
59105-4027

OLD HICKORY SHED LLC
PO BOX 331973
MURFREESBORO TN
37133-1973

LANE, RUTH I &
2104 BENCH BLVD
BILLINGS MT
59105-4128



Certificate of Mailing — Firm

Name and Address of Sender

IMEG
 175 N 27th Street, Suite 1312
 Billings, MT 59101

TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt.
5	21	
Postmaster, per (name of receiving employee) <i>C. Snyder</i>		

USPS® Tracking Number	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airfit
	SMITH, DALE G & FELICIA M 2145 BENCH BLVD BILLINGS MT 59105-4191				
	SATROM, BRYCE O 814 MOSSMAN DR BILLINGS MT 59105-4147				
	JOHNSON, JAMES R & KRISTYL L 802 KALE DR BILLINGS MT 59105-4158				
	WOODARD, AMBER M & JUDITH DAHL 807 BETSY DR BILLINGS MT 59105-4122				
	KAUFMAN, LARRY K & JANICE EGAN 1817 DOVER RD BILLINGS MT 59105-5522				

See Reverse for Instructions