



**City of Billings Zoning Commission  
Meeting Minutes March 7, 2023**

**The City of Billings Zoning Commission met on Tuesday, March 7, 2023 at 4:30 p.m., 2825 3rd Ave North, 1st floor conference room of the Miller Building.** The public may attend in person or watch the meeting live on Facebook (see below). 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 they are received. Callers will be restricted to 3 minutes of testimony as is customary. Comments may be sent to **Board via email before 1:00 PM on Tuesday, March 7, 2022**. All e-mails received prior to this time will become part of the record for the public hearing. Live coverage can be viewed on the City of Billings Facebook page here; <https://tinyurl.com/yckr478k>

**The City Council has designated March 27, 2023, at 5:30 p.m.** as the date and time to receive the Zoning Commission recommendation for the **Zone Change** and hold a public hearing. The Council will **conduct a public hearing for the first reading of the ordinance on March 27, 2023**. If approved on first reading, a **second reading will occur on April 10, 2023 at 5:30 pm.**

Commission and Staff		01/03/2023	02/07/2023	03/07/2023	04/04/2023	05/02/2023	06/06/2023	07/05/2023	08/01/2023	09/05/2023	10/03/2023	11/07/2023	12/05/2023
Mike Larson	Chairman	1	-	1									
Daniel J. Brooks	Commissioner	E	-	1									
Greg McCall	Vice Chairman	E	-	1									
Trina White	Commissioner	1		1									
David Goss	Commissioner	1	-	1									
Wyeth Friday	Director, PCSD	-	-	-	-	-	-	-	-	-	-	-	
Monica Plecker	Division Planning Manager	-	-	-	-	-	-	-	-	-	-	-	
Nicole Cromwell	Zoning Coordinator	1	-	1									
Tammy Deines	Planning Clerk	-	-	-									
Dave Green	Planner II	-	-	-									
Karen Husman	Planner I	-	-	-									
Robbin Bartley	Administrative Support	1	-	1									

Total Number of 2022 Applications	01/03/2023	02/07/2023	03/07/2023	04/04/2023	05/02/2023	06/06/2023	07/05/2023	08/01/2023	09/05/2023	10/03/2023	11/07/2023	12/05/2023	TOTAL
Zone Change	1	-	1										2
Special Review	1	-	-										1

Chair Larson introduced the Planning Division Staff and Commission: Attending Staff were Nicole Cromwell, Zoning Coordinator and Robbin Bartley, Administrative Assistant.

\*RETURNING AGENDA ITEM.

**Attending:** Ala A Abdel- Ghafour, Roger Scheidler, Dr. Mamaunaser Durestfl, Jonah Sullivan

Chair Larson called the meeting to order at 4:30 pm.

**Public Comment**

Chair Larson called for public comments. There were no public comments. Chair Larson closed the public comment portion of the meeting.

**Approval of Minutes:**

**Motion by Commissioner White and seconded by Commissioner Goss to delay the January 3, 2023 meeting minutes.**

**Disclosure of Conflict of Interest**

COMMISSIONER	DISCLOSED	NONE	ABSTAINED	ABSENT
Mike Larson		x		
Daniel J. Brooks		x		
David Goss		x		
Greg McCall		x		
Trina White		x		

**Disclosure of Outside Communication**

COMMISSIONER	DISCLOSED	NONE	ABSTAINED	ABSENT
Mike Larson		x		
Daniel J. Brooks		x		
David Goss		x		
Greg McCall		x		
Trina White		x		

No Commissioners visited the Zone Change 1022 location.

**Public Hearings:**

**City Zone Change 1022 – 630 Logan Lane** – A zone change request from Neighborhood Office (NO) to Neighborhood Mixed Use (NMU) on C/S 169 located in Lot 17 Logan Subdivision, a 7,477 square foot parcel of land. The purpose of the zone change is to allow the establishment of the Billings Islamic Center in an existing commercial structure. A pre-application meeting was held on August 29, 2022, at the subject property.

**Staff Recommendation:**

Planning staff is recommending approval and adoption of the findings of the 10 review criteria for Zone Change 1022.

The proposed zoning would allow an existing commercial property to be converted to a place of worship for people of the Islamic faith who either live in Billings or are visiting Billings. There are no other locations in Billings that serve as a place of prayer or worship for the Islamic community. The proposed zone aligns with allowed continued light commercial development along the south side of Logan Lane west of the ditch crossing. The NMU district allows neighborhood services, assembly uses and the proposed project will refresh the existing buildings, improving the aesthetic of the property and the south side of Logan Lane.

The proposed zoning is also supported by the Billings Heights Neighborhood Plan that indicated the area between the parallel streets of Main Street and Bench Boulevard would be areas where mixed uses and higher density housing might develop. A gradual and incremental change from residential uses to mixed uses is desirable.

**Discussion. Questions for staff:**

Commissioner Goss asked staff to explain the difference between a Special Review and a Zone Change. Staff explained a Special Review does not change the underlying zoning.

**Applicant:** Jonah Sullivan, 2927 Monty’s Circle, 59106  
Asked for questions from the Commissioners.

**Questions for applicant:** None

**Public Hearing: 4:44 PM**

Chair Larson opened the public hearing and called for anyone wishing to speak in favor or against City Zone Change 1022.

**In Favor:** Ala A Abdel-Ghafour, 1272 Grubstake Circle, 59105

He stated although the congregation is currently small, there is a need for an Islamic Center, Mosque here in Billings. There are visiting Doctors and Engineers with no place to worship. This location is the first step in as they are, as yet, a small community.

**Opposed:** None

**Public Hearing closed at 4:46 PM**

**Motion**

Commissioner White made a motion and Commissioner Brooks seconded the motion to approve City Zone Change 1022 with staff findings, recommendation and conditions.

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

The Motion **passed** to approve City Zone Change 1022 with a 5-0 vote.

**Other Business:**

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

**ATTEST:** To be Approved by a motion at the next regularly scheduled meeting.

--Robbin Bartley, Administrative Assistant