



Yellowstone County Zoning Commission
Monday, August 12, 2024
2825 3rd Ave N, Billings MT

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

	Position	01/08/2024	02/12/2024	03/11/2024	04/08/2024	05/13/2024	06/10/2024	07/08/2024	08/12/2024	09/09/2024	10/14/2024	11/11/2024	12/09/2024
Blaine Poppler	Commissioner	X	C	C	1	C	1	C	1				
Melissa Ray Gentry	Commissioner	X	C	C	1	C	1	C	A				
Tyler Bush	Commissioner Chairman	X	C	C	A	C	V	C	A				
Todd Hewitt	Commissioner	A	C	C	1	C	A	C	1				
Morgan Tuss	Commissioner	X	C	C	1	C	A	C	1				

Commissioner Hewitt opened the meeting and introduced the County Zoning Commission members and Planning Division staff.

Staff Present: Nicole Cromwell, Zoning Coordinator; Karen Husman, Planner I; Brenda Berns, Planning Clerk

Other Participants: Jeff Wollschlager

Public Comment

Commissioner Hewitt 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 queue 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. There were no public comments.



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Approval of Minutes: June 10, 2024

Motion

It was moved by Commissioner Tuss, seconded by Commissioner Poppler to approve the June 10, 2024, meeting minutes as submitted. The motion was carried with a unanimous vote.

Disclosure of any Conflict of Interest-Members of the Commission and Staff. There was none.

Disclosure of Outside (Ex Parte Communication) Members of the commission and Staff. There was none.

Public Hearing

Zoning Coordinator, Nicole Cromwell read aloud the procedures for a public hearing. The County Commissioners will meet on August 27, 2024, at 9:30 AM for the public hearing for Zone Change 725.

Item #1: County Zone Change 725 – 406 Johnson Lane –Rural Residential 3 (RR3) to General Commercial (C3) – A zone change request from Rural Residential 3 (RR3) to General Commercial (C3) on the eastern 500 feet of this parcel.

Karen Husman, Planner gave an overview of the request to rezone the eastern 500 feet of this parcel. Adjacent properties are zoned RR3 and Agriculture.

Recommendation

Planning staff is recommending approval of the requested zone change 725 and adoption of the findings of the 11 criteria.



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Questions

There was a discussion about the property's history as a former marijuana business and the applicants' request for a zone change for different uses. The precise number of acres involved in the request isn't known, but the entire property is 10 acres. It was clarified that the nearby fire station is located on the opposite corner of the street. A few people attended the neighborhood meeting, and there seemed to be no significant concerns from the neighbors.

Applicant's Agent

Jeff Wollschlager 3711 Corbin Dr, Billings – Mr. Wollschlager mentioned that the project is located adjacent to Johnson Lane, an arterial right-of-way. To accommodate future growth and development, the applicant proposes zoning the first 500 feet of the property as C33 for commercial use. The area beyond that will remain zoned RR3 for residential use, as it is currently undeveloped. The front 500 feet will be developed, though specific plans are not yet determined. This setup involves commercial zoning at the front of the property, facing the roadway.

Motion

Commissioner Tuss made a motion, seconded by Commissioner Hewitt, to approve County Zone Change 725. The motion was carried with a unanimous vote.

Other Business: There is no other business.

Adjourned: 4:18 PM

Draft – To be acted on by a motion at the next scheduled meeting.

Brenda J Berns, Planning Clerk