

City of Billings Zoning Commission
 Tuesday, August 5, 2025 at 4:30pm

Commission		01/07/2025	02/04/2025	03/04/2025	04/01/2025	05/06/2025	06/03/2025	07/01/2025	08/05/2025	09/02/2025	10/07/2025	11/04/2025	12/02/2025
Daniel J Brooks	Chairman	1	1	1	1	1	A	-	1				
Greg McCall	Vice Chairman	1	1	A	1	A	1	-	1				
David Goss	Commissioner	1	1	1	1	1	1	-	1				
Beau Mulvaney	Commissioner	1	1	1	A	1	A	-	1				
Andy Megorden	Commissioner	1	1	A	1	1	1	-	1				

Please note: "A" stands for excused absence, "1" stands for present, "V" stands for Zoom participation, "C" stands for Canceled

Total Number of 2025 Applications	01/07/2025	02/04/2025	03/04/2025	04/01/2025	05/06/2025	06/03/2025	07/01/2025	08/05/2025	09/02/2025	10/07/2025	11/04/2025	12/02/2025	TOTAL
Zone Change	1	1	2	1	1	1	-	1					8
Special Review	-	1			1	1	-						3

Call the Meeting to Order: Chairman Brooks called the meeting to order at 4:30 PM

Attending Staff: Karen Husman, Planner; Makayla Paul, Planner; Brenda Berns, Planning Clerk

Public Comment

Chairman Brooks called for public comments. There were no comments from the public.

Approval of Minutes: June 3, 2025

Motion made by Commissioner McCall, seconded by Commissioner Goss to approve the meeting minutes of June 3, 2025. The motion passed unanimously.

Disclosure of Ex-Parte Communication

COMMISSIONER	DISCLOSED	NONE	ABSTAINED	ABSENT
Daniel J Brooks		X		
Greg McCall		X		
David Goss		X		
Beau Mulvaney		X		
Andy Megorden		X		

Disclosure of Conflict of Interest

COMMISSIONER	DISCLOSED	NONE	ABSTAINED	ABSENT
Daniel J Brooks		X		
Greg McCall		X		
David Goss		X		
Beau Mulvaney		X		
Andy Megorden		X		

Site visits: There were no site visits conducted by the Commissioners.

- a. City Zone Change 1068 – 1503 13th St. W – From NMU to CMU1 -** A zone change request from Neighborhood Mixed Use (NMU) to Corridor Mixed Use 1, on C.O.S. 456, PARCEL A, D, & E, a 27,936-sf. parcel of land. A pre-application neighborhood meeting was held on June 24, 2025, at 1604 Grand Avenue. The purpose of the zone change request is to allow retail sales within a proposed pawn shop. Tax ID: A05940

Karen Husman, Zoning Coordinator advised the Commission members of the applicant’s request to withdraw Zone Change 1068.

Chairman Brooks noted there were no members of the public for comment and called for a motion to withdraw Zone Change 1068.

Motion

A motion was made by Commissioner McCall, seconded by Commissioner Megorden, to approve the withdrawal of Zone Change 1068. The motion carried unanimously.

COMMISSIONER	Yes	No	ABSTAINED	ABSENT
Daniel J Brooks	X			
Greg McCall	X			
David Goss	X			
Beau Mulvaney	X			
Andy Megorden	X			

Other Business:

a. Upcoming Text Amendments –

Ms. Husman informed the Commission of an upcoming text amendment to clarify the definitions of primary and secondary uses. A recent variance application for a garage larger than the associated living space highlighted that the current code is vague and lacks a square-footage standard. The City Attorney advised that the determination of primary use depends on actual use rather than size, underscoring the need for clarification in the next round of text amendments.

Ms. Husman also reported that a Special Review will be required for a parking area for Energy Labs, as the parcel is separate from their primary property and surface parking would be considered a principal use.

Additionally, a Planned Neighborhood Development zone change, in conjunction with an annexation and subdivision, will be coming forward. The zoning portion will be reviewed at the next meeting, and she will update the Commission on the status of placing the text amendments on that agenda.

Adjournment: The meeting adjourned at 4:37 PM

Brenda J Berns, Planning Clerk