



Yellowstone County Zoning Commission

Monday, June 9, 2025

Commission		01/13/2025	02/10/2025	03/10/2025	04/14/2025	05/12/2025	06/09/2025	07/14/2025	08/11/2025	09/08/2025	10/13/2025	11/10/2025	12/08/2025
Tyler Bush	Commissioner	-	1	1	-	-	1						
	Chairman												
Melissa Ray Gentry	Commissioner	-	A	1	-	-	1						
Blaine Poppler	Commissioner	-	1	1	-	-	1						
	Co-Chair												
Todd Hewitt	Commissioner	-	1	1	-	-	A						
Morgan Tuss	Commissioner	-	A	A	-	-	A						

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

Chairman Bush opened the meeting at 4:02 PM and introduced the County Zoning Commission members and Planning Division staff.

Staff Present: Karen Husman, Zoning Coordinator; Tate Johnson, Neighborhood Planner; Brenda Berns, Planning Clerk

Participants: Taylor Kasperick, Performance Engineering

Public Comment

Chairman Bush asked if there was anyone wishing to speak during the public comment portion of the meeting. There were no members of the public.

Approval of Minutes: May 6, 2025

Motion

It was moved by Commissioner Gentry seconded by Commissioner Bush to approve the May 6, 2025 meeting minutes as submitted. The motion was carried with a unanimous vote.



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Disclosure of any Conflict of Interest-Members of the Commission and Staff.

Commission Member Poppler stated that he represents the buyer of the property surrounding the subject property. Staff noted that if Commission Member Poppler were to recuse himself, there would not be a quorum, and action could not be taken at this time. The board discussed whether the body retains decision-making authority with only two voting members remaining out of a five-member board when three are present and one recuses.

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

Regular Business:

- a. **Zone Change 728- 4449 and 4511 Central Ave – A to N4** – A zone change request from Agriculture (A) to Large Lot Suburban Neighborhood Residential (N4) on two proposed one (1) acre parcels of land to be known as Lots 1 and 2 of Barber Farms subdivision, in Tract 1A of C/S 2007 Amended, a 57.064-acre parcel of land. The owner is Diana Browne and the agent is Taylor Kasperick with Performance Engineering.

Applicant's agent

Taylor Kasperick asked the commission to hear the matter due to a financial burden to the applicant.

Discussion

Staff explained that while continuation may delay the project, no action could be taken at the current meeting due to a lack of quorum. The applicant noted that they would apply for a variance in the future if necessary. Concerns were raised that a denial could further delay the project timeline. It was also noted that, according to the staff report, staff is recommending approval.

Staff clarified that without three affirmative votes, the board cannot forward a recommendation. As such, the only available option is to continue the hearing to the next scheduled meeting on July 14, 2025.

Motion

A motion was made by Commissioner Gentry to continue Zone Change 728 to July 14, 2025, seconded by Commissioner Bush. The motion passed unanimously.

Adjourned: 4:18p

Brenda J Berns, Planning Clerk