

City of Billings Zoning Commission
 Tuesday, May 5, 2026 at 4:30pm

Commission		01/06/2026	02/03/2026	03/03/2026	04/07/2026	05/05/2026	06/02/2026	07/07/2026	08/04/2026	09/01/2026	10/06/2026	11/03/2026	12/01/2026
Daniel J Brooks	Chairman	C	C	1	1	1							
Greg McCall	Vice Chairman	C	C	1	1	A							
David Goss	Commissioner	C	C	1	1	1							
Beau Mulvaney	Commissioner	C	C	1	1	1							
Andy Megorden	Commissioner	C	C	1	1	A							

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	01/06/2026	02/03/2026	03/03/2026	04/07/2026	05/05/2026	06/02/2026	07/07/2026	08/04/2026	09/01/2026	10/06/2026	11/03/2026	12/01/2026	TOTAL
Zone Change	-	-	2	3	2								7
Special Review	-	-	2										2

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

Attending Staff: Karen Husman, Zoning Coordinator; Hunter Kelly, Planner; Brenda Berns, Planning Clerk

Public Comment

Chairman Brooks called for public comments on items not on the agenda. No members of the public provided comments on non-agenda items.

Approval of Minutes: April 7, 2026

Motion was made by Commissioner Goss to approve the April 7, 2026 meeting minutes with correction. Second made by Commissioner Mulvaney. Motion carried unanimously.

Disclosure of Ex-Parte Communication

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

Disclosure of Conflict of Interest

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

Site Visits:

ZC 1081 – 0-
 ZC 1082 –0-

Chairman Brooks opened the Public Hearing

a. City Zone Change 1081– 1039 Lincoln Ln – from N4 to N3 –A zone change request from Large Lot Suburban Neighborhood (N4) to Suburban Neighborhood (N3), on Tract A, COS 539, S27, T01 N, R26 E, a parcel of land approximately 13,802 square feet. A pre-application neighborhood meeting was held on March 14, 2026, at 1:00 pm, at the subject property. The zone change is concurrent with an application for annexation, changing from a County zone to a City zone district. Tax ID: D05549. Presented by Hunter Kelly, Planner

Recommendation

Staff recommends approval of the zone change and adoption of the proposed review criteria.

Strong Neighborhoods:

- Zoning regulations that allow a mixture of housing types provide housing options for all age groups and income levels in neighborhood areas.
- Walkable neighborhoods that permit convenient destinations such as neighborhood services, open space, parks, schools and public gathering spaces foster health, goodwill and social interaction.
- Safe and livable neighborhoods can be achieved through subdivision design that focuses on complete streets, connectivity, pedestrian-scale streetlights, street trees and walkable access to public spaces.
- Neighborhoods that are safe and attractive and provide essential services are much desired.

Home Base:

- A mix of housing types that meet the needs of a diverse population is important.
- Common to all types of housing choices is the desire to live in surroundings that are affordable, healthy and safe.
- Planning and construction of interconnected sidewalks and trails are important to the economy and livability of Billings.
- Homes that are safe and sound support a healthy community.

10 Review Criteria – The Zoning Commission shall consider the recommended findings of the review criteria.

The Zoning Commission shall consider the recommended findings of the review criteria:

1. Whether the new zoning is designed in accordance with the growth policy;
2. Whether the new zoning is designed to secure from fire and other dangers;
3. Whether the new zoning will promote public health, public safety and general welfare;
4. Whether the new zoning will facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements;
5. Whether the new zoning will provide adequate light and air;
6. Whether the new zoning will effect motorized and non-motorized transportation;
7. Whether the new zoning will promote compatible urban growth;
8. Whether the new zoning considers the character of the district and the peculiar suitability of the property for particular uses;
9. Whether the new zoning will conserve the value of buildings; and
10. Whether the new zoning will encourage the most appropriate use of land throughout the City of Billings.

Applicant

Steve Blazicevich 1039 Lincoln Lane – Mr. Blazicevich stated that he purchased the property approximately 25 years ago and began experiencing problems with the septic system and drain field in January 2026. He is requesting a zone change, concurrent with an application for annexation, to transition from a County zoning designation to a City zoning district in order to obtain City utility services.

Public Hearing

Chairman Brooks asked for anyone present to speak on Zone Change 1081. There was none to speak in favor or opposition, the public hearing was closed.

Motion

Motion was made by Commissioner Goss to approve Zone Change 1081 and adopt the findings of the 10 review criteria as presented within the staff report. Second made by Commissioner Mulvaney. The motion carried unanimously.

b. City Zone Change 1082 – 1935 Avenue B - from N2 to P2 - A zone change request from Mid-Century Neighborhood (N2) to Public Civic and Institutional (P2), on Lots 7-12, Block 4, Glock Subd., S36, T01 N, R25 E, a parcel of land approximately 43,000 square feet. A pre-application neighborhood meeting was held on March 24, 2026, at 5:00 pm, at the subject property. Tax ID: A07548. Presented by Karen Husman, Zoning Coordinator.

Ms. Husman stated that the intent is for the desire to upgrade signage.

Recommendation

Staff recommends approval of the zone change and adoption of the proposed review criteria.

- *Strong Neighborhoods*
 - Walkable neighborhoods that permit convenient destinations such as neighborhood services, open space, parks, schools and public gathering spaces foster health, goodwill and social interaction.
- *Essential Investments*
 - The history and heritage of Billings are cornerstones of our community.
 - Neighborhoods that are safe and attractive and provide essential services
- *Prosperity*
 - *Retaining and supporting existing businesses*

10 Review Criteria – The Zoning Commission shall consider the recommended findings of the review criteria.

The Zoning Commission shall consider the recommended findings of the review criteria:

1. Whether the new zoning is designed in accordance with the growth policy;
2. Whether the new zoning is designed to secure from fire and other dangers;
3. Whether the new zoning will promote public health, public safety and general welfare;
4. Whether the new zoning will facilitate the adequate provision of transportation, water, sewerage, schools, parks and other public requirements;
5. Whether the new zoning will provide adequate light and air;
6. Whether the new zoning will effect motorized and non-motorized transportation;
7. Whether the new zoning will promote compatible urban growth;
8. Whether the new zoning considers the character of the district and the peculiar suitability of the property for particular uses;
9. Whether the new zoning will conserve the value of buildings; and
10. Whether the new zoning will encourage the most appropriate use of land throughout the City of Billings.

Applicant

John Kennedy 1935 Ave B – Mr. Kennedy stated that he works for Grace Church and hosts multiple community groups. He explained that traditional signage has been difficult to manage because it must be manually changed for different events. The church would prefer an electronic sign that can be updated from within the building. He noted that the goal is to keep the facility accessible to the community and help keep the public informed about upcoming events.

Public Hearing

Chairman Brooks asked for anyone present to speak on Zone Change 1082. There was no one present to speak in favor or opposition; the public hearing was closed.

Motion

Motion was made by Commissioner Mulvaney to recommend approval of Zone Change 1082 and adopt the findings of the 10 Review Criteria as presented within the staff report. Second made by Commissioner Goss. Motion carried unanimously.

Other Business

Chairman Brooks stated that, as the City moves toward adoption of the Billings2045 Plan and the Montana Land Use Planning Act updates, he requested staff provide an overview of the new Commission's administrative process. Ms. Husman explained that the process will be substantially different, with no public hearing required unless a proposal does not meet what was planned or differs from what was proposed. She noted there will still be an opportunity for public input, but the goal is for variances and zone changes to be handled administratively.

Future Business

Karen Husman advised the Board that there may be one additional meeting for this board in June, before the process changes are implemented.

Adjournment: The meeting adjourned at 4:47 PM

Brenda J Berns, Planning Division Clerk