



**CITY/COUNTY PLANNING BOARD**

**TUESDAY, APRIL 28, 2026 at 4:30pm**

Members	Position	01/13/2026	01/27/2026	02/10/2026	02/24/2026	03/10/2026	03/24/2026	04/14/2026	04/28/2026	05/12/2026	05/27/2026	06/09/2026	06/23/2026	07/14/2026	07/28/2026	08/11/2026	08/25/2026	09/08/2026	09/22/2026	10/13/2026	10/27/2026	11/10/2026	11/24/2026	12/08/2026	12/22/2026
		Jim Ronquillo	Billings Ward I	1	C	C	C	1	1	A	A														
Roger Gravgaard	Billings Ward II	1	C	C	C	1	1	1	V																
Dennie Stephenson	Billings Ward III	1	C	C	C	1	1	1	1																
John Staley <b>PRESIDENT</b>	Billings Ward IV	1	C	C	C	1	1	1	1																
David Nordel	Billings Ward V	V	C	C	C	A	A	V	A																
Troy Boucher	YC District 1	1	C	C	C	A	V	1	A																
Dennis Cook, <b>VICE PRESIDENT</b>	YC District 2	1	C	C	C	1	1	1	1																
Vacant	YC District 3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Vacant	YC District 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Vacant	YC District 5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Alexis Bonogofsky	YC District 6	1	C	C	C	A	A	A	1																
Vacant	YC District 7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Scott Reiter Megan Trevino	Ex-Officio SD2	1 A	C C	C C	C C	1 A	1 A	A A	A 1																

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

**Call the Meeting to Order:** President Staley called the meeting to order at 4:45 PM

**Introduction of Planning Board Members and Planning Department Staff**

President Staley called for introductions of the members of the Planning Board and staff.

**Attending Staff:** Wyeth Friday, Planning & Community Services Director; Lora Mattox, Transportation Planning Coordinator; Hunter Kelly, Planner; Brenda Berns, Planning Clerk

**Others in Attendance:** Rusty Logan, MET Transit Manager; Taylor Kasperick, Performance Engineering

**2. Approval of Agenda**

**Motion**

Motion by Board member Stephenson to approve the agenda as submitted. Second by Board member Cook. Motion passed unanimously.

**3. Approval of Minutes:** April 14, 2026

**Motion**

Motion by Board member Cook to approve the April 14, 2026 meeting minutes. Second by Board Member Bonogofsky. Motion passed unanimously.

**4. Public Comment:** No public comment was received.

**5. Disclosure of Outside (Ex-Parte) Communication** – None were disclosed.

**6. Disclosure of Conflicts of Interest** – None were disclosed.

**7. Old Business** – There was no old business.

**8. New Business**

**a. Central Avenue Major Subdivision – Preliminary Plat Review. Presentation and Discussion. Hunter Kelly, Planner**

Hunter Kelly presented the preliminary plat request for the Barber Farm, also known as the Central Avenue Subdivision, following recent approval of the annexation and zoning changes by City Council. Staff described the approximately 55-acre subdivision site located north of Central Avenue and south of Broadwater Avenue, noting that the property had recently been rezoned from agricultural to a mix of commercial and mixed residential uses.

Staff reviewed the proposed phasing plan, parkland dedication, roadway layout, and traffic impact study findings. Discussion included anticipated roadway improvements and future traffic control measures associated with development in the area. Staff noted that the Traffic Impact Study had been reviewed and accepted in coordination with Public Works, and that developer contributions for required transportation improvements had been identified.

The applicant also requested two variances related to subdivision regulations, including street connectivity requirements and block dimension standards. Staff explained the rationale for the requested variances and noted that additional design details would be addressed during future site development and master site plan review. Staff concluded by recommending approval of the preliminary plat and variances subject to several conditions related to phasing documentation, compliance with subdivision regulations, roadway and utility coordination, and future site planning requirements.

### **Recommendation**

Staff recommends conditional approval, subject to five conditions, and approval of the two requested variances.

### **Board Discussion**

Board discussion included questions regarding the proposed commercial development adjacent to Central Avenue. President Staley asked whether the south side of the development would include commercial uses, and Mr. Kelly confirmed that the area is planned as a corridor mixed-use designation. Additional discussion occurred regarding traffic and neighborhood impacts, including the potential installation of speed bumps to address traffic calming concerns.

President Staley opened the Public Hearing. No comments were received; the Public Hearing was closed.

### **Applicant's Agent:**

Taylor Kasperick, Performance Engineering

Mr. Kasperick addressed questions raised during prior discussion and provided additional clarification regarding traffic improvements and project phasing. He noted that the Traffic Impact Study (TIS) identified required roadway improvements, including right-turn lanes and dual left-turn lanes along Central Avenue to improve traffic flow and safety for vehicles entering and exiting the subdivision. Potential traffic calming measures were also discussed, with staff explaining that those improvements would be evaluated through the private contract and roadway permitting process in coordination with the City Engineering Division.

Mr. Kasperick further clarified that the subdivision consists of nine total lots. The development includes four commercial lots and five larger residential lots. Discussion also clarified the phasing plan, with Phase I consisting primarily of two larger residential lots and Phase II including the remaining residential and commercial lots located along the southern portion of the development.

### **Motion**

Motion made by Board member Stephenson to recommend approval with the findings of fact and five conditions of approval. Second by Board member Bonogofsky. Motion passed unanimously.

City Council is scheduled to review and act on the preliminary plat on May 26, 2026.

**a. 2024-2028 Transportation Improvement Program (TIP) Amendment 3**

Lora Mattox presented an amendment to the Metropolitan Planning Organization’s (MPO) Transportation Improvement Program (TIP), describing it as the four-year capital improvement plan for federally funded transportation projects within the MPO area. Ms. Mattox explained that amendments are periodically required to reflect updated project costs, timing adjustments, funding allocations, and the addition or modification of projects, including transit-related funding updates. Discussion included several proposed project updates and additions, many of which involve MDT pavement preservation, bridge, safety, and roadway improvement projects. Staff expressed appreciation to MDT for continued investment in transportation infrastructure projects throughout the community. Additional projects discussed included two MPO-funded projects: a county sidewalk improvement project and the City of Billings’ Safe Routes to School project. Staff indicated that following the required public hearing and recommendation, the amendment would proceed to the Policy Coordinating Committee for final approval.

**Rusty Logan, MET Transit Manager**

Mr. Logan provided an overview of transit-related amendments to the Transportation Improvement Program (TIP), noting that several updates were based on receipt of finalized Federal Transit Administration apportionment figures. Staff explained that funding tables were updated to reflect revised allocations for maintenance, paratransit, general operations, and capital projects. Discussion included updates to federally funded transit programs, including Sections 5307, 5339, and 5310, as well as state TRANSAID funding.

Mr. Logan reviewed planned capital and operational projects, including transfer center improvements, bus wash rehabilitation, technology and equipment upgrades, bus stop improvements, and vehicle replacements for local service providers. It was also noted that TRANSAID funding, generated through rental car fees, supports transportation services for seniors and individuals with disabilities. Staff indicated that all funding updates and project adjustments are reflected within the TIP tables and corresponding city capital and equipment replacement planning documents.

Ms. Mattox reviewed the remaining approval schedule for the Transportation Improvement Program (TIP) amendment, noting that City Council had approved the amendment and that additional review would occur before the Policy Coordinating Committee (PCC). She explained that the PCC would take final action on May 19, after which the finalized TIP document would be submitted to MDT and the Federal Highway Administration.

President Staley opened the Public Hearing for comments. No comments were received; the Public Hearing was closed.

**Motion**

Motion made by Board member Cook to recommend approval of the 2024-2028 Transportation Improvement Program Amendment 3, second made by Board member Stephenson. Motion carried unanimously.

**Other Business**

Wyeth Friday reminded board members, including those serving on the Interim Planning Commission (IPC), of the upcoming IPC meeting to review the proposed amendments and related planning documents. Mr. Friday noted that the IPC is expected to make a recommendation to City Council, which will conduct a public hearing and consider moving the items forward for final adoption. The anticipated final recommendation and adoption schedule was noted for May 26, 2026.

The next Planning Board meeting will be Tuesday, May 12, 2026

**Adjournment 5:14 PM**

*Brenda J Berns, Planning Clerk*