



## Yellowstone County Zoning Commission Minutes for the Meeting of Tuesday, January 13, 2014

**The County Zoning Commission met on Monday January 13, 2014 in the Miller Building 1<sup>st</sup> floor conference room located at 2825 3<sup>rd</sup> Avenue North.**

Chairman Dennis Cook called the meeting to order at 4:00 p.m.

Commissioners and Staff		03/11/2013	04/08/2013	05/13/2013	06/10/2013	07/15/2013	08/19/2013	09/09/2013	10/15/2013	01/13/2014	02/10/14				
Dennis Cook	Chairman	1	1	E	1	1	-	1	1	1	-				
Al Littler	Vice Chairman	1	1	1	1	1	-	1	1	1	-				
Ole Shafer	Commissioner	1	1	1	1	1	-	1	1	1	-				
Terri Welborn appointed 1/2014	Commissioner	-	-	-	-	-	-	-	-	-	-				
Vacant		-	-	-	-	-	-	-	-	-	-				
Nicole Cromwell	Planner II/ Zoning Coordinator	1	1	1	1	1	-	1	1	1					
Wyeth Friday	Planner II	-	-	-	-	-	-	-	-	-					
Juliet Spalding	Planner II	-	-	-	-	-	-	-	-	-					
Lora Mattox	Planner II	-	-	-	-	-	-	-	-	-					
Tamara Deines	Planning Clerk	1	1	1	1	E	-	1	-	1					
Karen Husman	Planning Assistant	-	-	-	-	-	-	-	1	-					

Chairman Cook introduced the County Zoning Commission members and staff in attendance:  
Nicole Cromwell, Zoning Coordinator; Tammy Deines, Planning Clerk

**Others in Attendance:** Applicant/Owner, Roland Sauter; Agent James Helo

**Announcements:** Nicole Cromwell announced there will be no County Zoning Commission meeting in February.

**Disclosure of Conflict of Interest:**  
There was no disclosure of conflict of interest.

**Disclosure of Outside Communication**  
There was no one on the Commission wishing to disclose any outside communication.

### **Approval of the November 12, 2013 Meeting Minutes**

Chairman Cook called for approval of the November 12, 2013 minutes.

**Al Littler made a motion and it was seconded by Ole Shafer to approve the minutes of November 12, 2013 as submitted.**

**The motion carried with a unanimous voice vote, 3-0.**

### **Public Comment**

Chairman Cook asked if there was anyone wishing to speak during the public comment portion of the meeting. He stated any member of the public can be heard on any subject that is not on the agenda; the Yellowstone County Zoning Commission will not take any action on these items at this time, but could choose to add an item to the next meeting agenda for discussion. There were no public comments at this time.

### **Public Hearings:**

Chairman Cook reviewed the rules for the procedure by which the public hearings will be conducted. He said the applications heard at this meeting would be forwarded to the Board of County Commissioners on **Tuesday, January 28, 2014**, in the Board of County Commissioners Board Room 403A in the Yellowstone County Courthouse.

### **Item #1: County Zone change #648-2087 Hickory Drive and 358 Hemlock Drive**

#### **REQUEST**

The applicant is requesting a zone change from Residential 15,000 (R-150) to Community Commercial (CC) on a 51,480 square foot parcel of land described as Lots 14 and 38 of Hillner Subdivision. The property is generally located at 2087 Hickory Drive and 358 Hemlock Drive in Lockwood. The applicant conducted a pre-application neighborhood meeting on November 25, 2013. The Planning staff is forwarding a recommendation of approval based on the 11 criteria for zone changes.

#### **Discussion**

Chairman Cook called for discussion. Al Littler asked if anyone from the Lockwood Steering Committee attended the pre-application meeting. Nicole Cromwell said there were no representatives from the Lockwood Steering Committee in attendance but the Lockwood Volunteer Fire Department and Lockwood Water and Sewer District was notified.

Chairman Cook opened the public hearing and asked if there was anyone wishing to speak in favor of County Zone Change #648.

#### **Applicant**

#### **James Halo, 312 Clark Avenue, Billings, Montana**

Mr. Halo represents the applicant/owner, Roland Sauter. He noted the location of two large shop buildings on adjacent properties. He said the neighbor expressed concern with the potential of having a junk yard in the neighborhood but Mr. Sauter has no such intent.

**Opponents**

Chairman Cook asked if there were anyone opposed to County Zone Change #648. There was none. Chairman Cook closed the public hearing and called for a motion.

**Motion**

**Commissioner Al Littler made a motion and it was seconded by Ole Shafer to forward a recommendation of approval of Zone Change #648 and adoption of the Findings of Fact for the 11 criteria for this zone change.**

**Discussion**

Chairman Cook called for discussion on the motion. There was no discussion.

**The motion carried on a 3-0 vote.**

**\*\*This application will be heard at the Board of County Commissioners meeting on January 28, 2014.**

**Other Business:**

A. 2014 Yellowstone County Zoning Commission Elections

**Motion**

**Al Littler made a motion and it was seconded by Ole Shafer in lieu of an election for 2014, to retain Dennis Cook as President and Al Littler as Vice President.**

**The motion carried with a unanimous voice vote, 3-0.**

**Adjournment:** The meeting was adjourned at 4:15 p.m.

**ATTEST: Approved as submitted by a motion on March 10, 2014**

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**Dennis Cook, Chairman, Yellowstone County Zoning Commission**

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**Nicole M. Cromwell, Zoning Coordinator**