

City of Billings Zoning Commission Meeting December 1, 2009

The City of Billings Zoning Commission met on Tuesday, December 6, 2009 in the City Hall Large Conference Room at 210 N. 27th Street, 2nd Floor.

Chairman Leonard Dailey, Jr. called the meeting to order at 4:35 p.m. Chairman Dailey said the recommendations of the Zoning Commission on the items heard tonight will be forwarded to the City Council to be heard at their meeting during a public hearing scheduled for **Tuesday, December 21, 2009** at 6:30 p.m.

Commission and Staff		01/06/2009	02/03/2009	03/03/2009	04/07/2009	05/05/2009	06/02/2009	07/07/2009	08/04/2009	09/01/2009	10/06/2009	11/03/2009	12/01/2009
Barbara Hawkins	Commissioner	1	1	A	-	A	1	-	1	1	E	-	1
Michael Larson	Vice-Chair	1	1	A	-	1	1	-	1	1	E	-	1
Edward Workman	Commissioner	1	1	1	-	A	1	-	-	1	1	-	1
Chairman Dailey, Jr.	Chairman	1	1	1	-	1	1	-	1	1	1	-	1
Commissioner Krivonen	Commissioner								A	A	1	-	1
Candi Beaudry	Director	-	-	-	-	-	-	-	-	-	-	-	-
Nicole Cromwell	Planner II, Zoning Coordinator	1	1	1	-	1	1	-	1	1	1	-	1
Tammy Deines	Planning Clerk	-	-	-	-	1	1	-	-	1	1	-	1
Wyeth Friday	Planning Division Manager	-	-	-	-	-		-	-	-	-	-	-
Juliet Spalding	Planner II	-	-	-	-	-		-	-	-	-	-	-
Lora Mattox	Planner II	1	-	-	-	1		-	-	-	-	-	-

Total Number of 2009 Applications	01/06/2009	02/03/2009	03/03/2009	04/07/2009	05/05/2009	06/02/2009	07/07/2009	08/04/2009	09/01/2009	10/06/2009	11/03/2009	12/01/2009	01/06/2009
Zone Change	0	0	0	0	0	2	0	1	1	3	0		
Special Review	3	1	1	0	2	0	0	1	0	1	0		

Chairperson Dailey introduced the Planning Department Staff and Commission:
 Nicole Cromwell, Planner II/Zoning Coordinator
 Tammy Deines, Planning Clerk

Public Comments:

Chairman Dailey called for public comments at 4:37 p.m. There were none. Chairman Dailey closed the public comment portion of the meeting.

Approval of Minutes: October 6, 2009 (The November 3, 2009 meeting was cancelled).

On a motion by Commissioner Workman, seconded by Commissioner Dailey and approved with a 4-0 voice vote the minutes of October 6, 2009 were approved as submitted.

Public Hearings:

At 4:41 p.m. Chairman Dailey reviewed the rules and the procedures by which the City Zoning Commission public hearings are conducted.

Item #1: City Zone Change #859 – 2100 Main Street – A zone change request from Residential Manufactured Home (RMH) to Highway Commercial (HC) on the west 388 feet of Lot 10A, Holling Ranch Subdivision, a 42,863 square foot parcel of land. A pre-application neighborhood meeting was held on October 22, 2009 at 6:30 pm at Fuddruckers at 875 Main Street. Tax ID D05203 E & S, Inc., owner and Sanderson Stewart, agent. Council Ward II, Planner: Nicole Cromwell, 247-8662

Ms. Cromwell read the legal description, presented a brief power point presentation, and gave the staff recommendation. The Planning Division is recommending approval of this zone change. She stated that Staff has not received any comments from the business owners on the proposed zone change.

REQUEST

This is a zone change request from Residential Manufactured Home (RMH) to Highway Commercial (HC) on the west 388 feet of Lot 10A, Holling Ranch Subdivision located at 2100 Main Street. The east half of Lot 10A is already zoned HC. The property is vacant and the north west corner of the parcel has frontage on Sharron Lane. The applicant is E & S, Incorporated, and is represented by Sanderson Stewart.

RECOMMENDATION

The Planning Division is recommending approval.

Discussion:

Chairman Dailey asked the members of the Commission for questions and discussion. He asked if this property has access to Sharon Lane. Nicole Cromwell stated that there is approximately 22 feet of frontage on Sharon Lane. She continued and gave clarification on the Fire Department recommendations for an emergency access to be located off of Sharon Lane.

Proponents:

At 4:53 p.m. Chairman Dailey called for proponents for City Zone Change #859.

Applicant**Will Ralph, Sanderson Stewart, (no address given)**

Mr. Ralph stated that he represents the applicant, Jeff Engel and that his agent, Myles Egan is attending this evening. Mr. Ralph said that he wished to give some background on what the applicants wish to do with this property. He stated that the request is based on the character of the surrounding properties. He said that the developer plans to build 118 storage units of different sizes along with an office. Photos were distributed to the members of the Board. Mr. Ralph said that the entire property would be secured with a fence. Commissioner Workman asked if the applicant would be comfortable with having the only access to the property located off of Main Street. Mr. Ralph said that it would be livable as there is not a significant amount of trip generation. He said that there is no need for another primary access other than an emergency access. Commissioner Workman asked regarding the timeline for development. Mr. Ralph said that they hope to start with the site plan and permitting in February 2010 and build later in the spring.

Mike Oliver, (no address given)

Mr. Oliver clarified and said that traditionally it is preferred to have only one entry way with this type of development due to the need for security. He pointed out that a lock can be cut on a gated entrance in the event of an emergency. Commissioner Daily asked if this project would be completed in phases. Mr. Oliver said that he plans to develop the entire property at one time.

Myles Egan, 1925 Central Ave, Billings, Montana

Mr. Egan stated that this is a good example of what this property could be used for in this area. Commissioner Daily asked if this development will create an oversupply of storage units since there is a similar business located across the street. Mr. Egan said that there is a high demand for this type of service and that the market should handle the additional units.

Jeff Engel, 1818 Golf Drive, Billings, Montana

Mr. Engel spoke regarding the access to the property. He said that in the past, a piece of PVC pipe was installed across an emergency access and that this may be an option to consider.

Opponents

At 4:56 p.m. Chairman Dailey called for opponents of City Zone Change #859. There were none. Chairman Dailey closed the public hearing.

Motion

On a motion by Commissioner Workman, seconded by Commissioner Hawkins and approved with a 4-0 voice vote a recommendation to approve the zone change request from Residential Manufactured Home (RMH) to Highway Commercial (HC) on the west 388 feet of Lot 10A, Holling Ranch Subdivision, a 42,863 square foot parcel of land.

Discussion

Chairman Daily called for discussion on the motion. There was none. Chairman Daily observed that finding storage can be a serious challenge. He said that this proposal has a logical land use that lends its self well to this area.

Other Business

There was none.

Announcements:

Commissioner Larson announced that he has submitted his resignation to the mayor as he has moved into the County and will no longer be a City resident. Nicole Cromwell and members of the Commissioner thanked Commissioner Larson for his service.

Adjournment:

The meeting was adjourned at 5:11 p.m.

Chairman Dailey, Chairman

ATTEST:

Tamara L. Deines, Planning Clerk