

Neighbor Hood meeting minutes

PROJECT#: 406 Johnson Lane Zone change

Minutes:

A neighborhood meeting was held on the 25th day of June at 5 PM at Lockwood Fire Station located at 501 Johnson Lane.

-In attendance:

Stewart, Arthur, 403 Johnson Lane, Billing MT.

Bob Riehl, Lockwood Steering Committee, 126 Rollings Meadow Dr. Billings MT.

Woody Wood, Lockwood pedestrian safety district.

Vinton, Sue, House District 56 Representative, 5155 High Trail Rd, Billings MT 59101

Attendees were briefed on the proposed RR3 to C3 zoning for the front 500 feet of the subject property. An aerial image and site plan with property lines and proposed zone change area were provided to portray the area of the subject matter. Portions of the Yellowstone County zoning regulations were presented. Portions were of the allowed used for C3 Zoning and the site and structure restrictions and design criteria. Yellowstone County Growth Policy site plan was provided.

Questions/Comment from attendees:

Sue Vinton: Asked which building is the Marijuana business. Answer: The Marijuana business is no longer there and there is no intention of another Marijuana Business in the future.

Arthur Stewart: Asked what will happen to the existing building on the property. Answer: Currently on this lot is one residence on a foundation in the Southeast corner of the property. There is a modular home just South of that. There is also one building that "Was" the commercial Marijuana Business. All existing buildings will remain at this time. They would become "non-conforming" to the new Zoning. They would then have to meet the Zoning requirements for non-conforming lots for any repairs or remodels or construction. Any future new structures will have to meet all Zoning requirements of C3 if approved. I gave reference to the County Zoning and where to find it online for more information.

Bob Riehl: Asked if the proposed 500' Zone change "Fits" within the proposed growth policy site plan. Answer: I will need to verify with planning and Zoning. There are no dimensions on the growth policy siteplan and I can only scale the image available online. I will verify with Zoning/Planning that this falls within the proposed growth policy area map. I will take the Zoning/ Planning Staffs recommendations on any adjustments in the proposed dimensions.

Woody Wood: Asked about approach locations and access. Answer: There are no current plans to develop this property at this time. In the future when a site is developed, the approaches and locations will be coordinated with the County Engineers and adopted design criteria in coordination with Fire and Emergency Services for access and safety.

The meeting progressed with random conversations about the growth of the community and other projects in the area. There was no objection to the proposed Zone change. The meeting adjourned at 5:35.

Sincerely,



Jeff Wollschlager

Agent/ Representative

Zoning change request.

PROJECT#: 406 Johnson Lane Zone change

Property Address: 406 JOHNSON LN
Township: 01 N Range: 27 E Section: 30
Full Legal: S30, T01 N, R27 E, S2S2SENW4 (96)

To whom it may concern,

A neighborhood meeting is scheduled for the 25th day of June at 5 PM. The location of the meeting will be held at the Lockwood Fire Station 501 Johnson Lane. We are proposing a Zone change from RR3 to a C3-Zoning. The zoning change will allow the front 500' of this property to be used as commercial property. This zone change will allow the development and construction of leasable commercial business space. This zone change will match the local growth policy proposed by the County.

The purposes of a neighborhood meeting are to: inform neighboring property owners of the details of a proposed use of the lot, identify how the owner intends to meet the standards contained in this zoning code, and to allow the applicant to receive preliminary public comment on the proposal.

Sincerely,



Jeff Wollschlager

Agent/ Representative