



CITY ZONING COMMISSION AGENDA

210 N. 27th Street, 2nd Floor City Council Chambers
Tuesday, January 6, 2009 4:30 P.M.

NOTICE TO THE PUBLIC

Public Comment:

There will be a Public Comment Section as noted on the agenda. This is the time members of the public may comment on any item not appearing on the agenda. Under State law, matters presented under this section cannot be discussed or acted upon by the Zoning Commission during this time. For items appearing on the agenda, the public will be invited to make comments at the appropriate time. It is very important to speak clearly, and state your name and address for the record. Please limit your comments to three (3) minutes or less.

- I. **Call the meeting to order.**
- II. **Introduction of City Zoning Commission Members and Planning Department Staff.**
- III. **Public Comment:**
- IV. **Approval of Minutes:**
The minutes of the Board meeting of December 2, 2008
- V. **Regular Business:**
 - A. Opening of public hearings.
 - B. Reading of rules for the procedure by which the public hearings will be conducted.
 - C. Reading of notices of the public hearings on the following items:

Public Hearings:

Item #1: Request to Initiate a Text Amendment to Historic Preservation Regulations in 27-500 of the Unified Zoning Regulations – A request from the Yellowstone Historic Preservation Board to amend the language of the existing code to update terms, allow local designation of historic properties or districts, require a Certification of Appropriateness for exterior remodeling of properties on the local or National Register and allow penalties for unauthorized demolition of properties within recognized historic districts.

Historic Preservation Officer and Planner II: Lora Mattox, 247-8622

(**If the Zoning Commission agrees to initiate the amendment, the zone change will be presented for public hearing at a future Zoning Commission and City Council public hearing)

Item #2: City Special Review #871 – 124 N Broadway – Babcock Building – A special review to allow the location of an All-Beverage Liquor License without gaming in the Central Business District (CBD) zone in the Rock Creek Coffee Roasters, ground floor of the Babcock Building on a 21,000 square foot lot, Block 93, Lots 6-12, Billings Original Town. Tax ID A00642. The Babcock, LLC, owner and Randy Heiser is the agent.

Item #3: City Special Review #872 – 2224 Minnesota Avenue – PowderKote Unlimited – A special review to allow sandblasting in a Controlled Industrial (CI) zone, on a 39,000 square foot lot, Block 139, Lots 7-18, Billings Original Town. Tax ID A00886. Midland West Manufacturing, owner and PowderKote Unlimited, agent.

Item #4: City Special Review #873 – 1212 Grand Avenue – Albertson's – A special review to allow the location of a drive through service across an alley from a Residential 7,000 (R-70)

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zone in a Community Commercial (CC) zone in the former Rite-Aid Pharmacy west of the Albertson's on a 4.34 acre parcel, Tract A of C/S 2192. Tax ID D01299. Patrick Goggins, owner and CTA Architects and Engineers, is the agent.

The City Council has designated **Monday, January 26, 2009 at 6:30 p.m. in the City Council Chambers as the time and place to hear testimony for or against the above-mentioned items. The Council will hear all persons wishing to speak relative to such proposed special review uses and zone changes.

VI. Other Business:

VII. Announcements:

VIII. Adjournment