



# CITY ZONING COMMISSION AGENDA

210 N. 27<sup>th</sup> Street, 2<sup>nd</sup> Floor City Council Chambers

**May 4, 2010 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 March 2, 2010
- V. Disclosure of any Conflict of Interest-Members of the Commission and Staff**
- VI. Disclosure of an Outside (Ex Parte Communication)-Members of the Commission and Staff**
  - a. The Exparte Communication Binder is available at the Sign-In and Agenda Station.**
- VII. 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: City Special Review #881 – 902 S 32<sup>nd</sup> St – Tri-plex** – A special review request to allow a tri-plex (3-family) dwelling in an Residential 6,000 (R-60) zone, on a 10,114 square foot parcel of land, Lots 7-12, Block 238, Billings Original Town. Tax ID #A01808, Larry & Marlene Thiel, owners and Dave Hagstrom, agent.

**Item #2: City Special Review #882 – 514 S 37<sup>th</sup> St – Existing church expansion** – A special review request to allow the expansion of an existing church by 255 square feet in an Residential 6,000 (R-60) zone, on a 24,330 square foot parcel of land, Lots 1 -8, Block 22, Southwest Addition. Tax IDs #A01412 & #A01412A, Central Latin American Council of Assemblies of God, owner and Alex Tommerup, AT Architecture, agent.

The City Council has designated **Monday, May 24, 2010**, 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. Before taking any action on an application for a **special review use**, the City Council shall first consider the findings and recommendations of the City Zoning Commission. In no case shall the City Council approve a special review use other than the one advertised. The City Council shall take one of the following actions on these Special Review requests: 1) approve the application; 2) conditionally approve the application; 3) deny the application; 4) allow withdrawal of the application; or 5) delay the application for a period not to exceed thirty (30) days.

**VIII. Other Business – Review Request to Initiate Zoning Text Amendment 27-1505(f) – City Board of Adjustment letter April 13, 2010.**

**IX. Announcements**

**X. Adjournment**