



CITY ZONING COMMISSION AGENDA

210 N. 27th Street, 2nd Floor City Council Chambers
Billings, Montana

October 5, 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 September 7, 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 #886 –900 2nd Ave North - A special review request to place one (1) new wireless communications tower of 60 feet in height in a Controlled Industrial (CI) zone on a portion of Lots 19-21, Block 2, Industrial Subdivision 1st Filing, a 2,400 square foot leased portion of land at 1001 2nd Ave North. Tax ID A09325A Green Leaf Land and Livestock, owner and Kevin Howell – Digital Skylines, agent.

Item #2: City Special Review #887 – 711 Mattson Lane, 712 & 716 Lambrecht Lane - A special review request to allow two (2) 4-plexes and one (1) 5-plex (total of 13 dwelling units) in a Residential 6,000 (R-60) zone on Lots 14A, 14B and 14D of Mattson Acres Subdivision, a 28,902 square foot parcel of land at 711 Mattson Lane and 712 and 716 Lambrecht Lane. Tax ID C01234, Richard and Mary Chapman, owners and Ben Nistler, agent.

The City Council has designated **Monday, October 25, 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 item. 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.

The Council will hear all persons wishing to speak relative to the proposed special review uses.

Other Business

VIII. Announcements

IX. Adjournment