

## Billings County Zoning Meeting

March 19, 2026

**Members present:** Dean Rodne, Rodney Syminow, Mary Armbrust, Cody Armbrust, Cathy Cerkoney, Derwin Zuroff, and Karen Putnam. **Members absent:** none

**Others present:** Tax & Zoning Director Stacey Swanson, Secretary Anna Moe, Deputy Tax Director Deanna Baranko, Sam Dobrowski & Clarence Sitter, TRMF; Chris Blackwell & Ken Vein, TRPL, and Rodney Krogh. **Others present remotely:** State's Attorney Olivia Krebs and Cole Faller

The meeting was called to order by Chairman Dean Rodne at 1:00 pm.

Rodney Syminow moved to approve the agenda. Mary Armbrust seconded. All voted aye. Motion carried.

Cathy Cerkoney moved to approve the minutes from February 19, 2026 as presented. Cody Armbrust seconded. All voted aye. Motion carried.

**Public Comment Period:** none

**Old Business:** none

### **New Business Applications:**

2026-03 Cole Faller: Application for minor subdivision in the E1/2NE1/4 12-143-99 (1305 126th Ave SW). Tract will be approximately 1.01 acres. Request to rezone the tract from Agriculture to Residential for an existing mobile home site. A Variance has been requested for the size of the lot because it's less than the minimum of 5 acres. Property is currently owned by Rodney Krogh. The location of the home is within an existing farmstead with established farm improvements. The site has enough acreage for its own septic and well. Five acres may pose a hardship to the existing farming operation by taking land or farm buildings out of production. Cathy Cerkoney moved to approve application 2026-03 with the variance. Rodney Syminow seconded. All voted aye. Motion carried.

2026-05 Bill Palanuk: Application for a conditional use permit for a RV campground in the NW1/4NW1/4 of section 8-142-99 (1910 131st Ave SW). Request to rezone the property from Agriculture to Recreational. Campground will contain 2 RV camp sites with electrical hookups and campground amenities. An underground storm shelter/cellar is also planned. Derwin Zuroff moved to rezone the NW1/4NW1/4 from Agriculture to Recreational. Mary Armbrust seconded. All voted aye. Motion carried.

Karen Putnam moved to approve application 2026-05 with the following conditions. Cathy Cerkoney seconded. All voted aye. Motion carried. Conditions:

1. The application is for 2 RV camp sites only. If the campground expands to more than 2 sites, then the applicant will need to file a new zoning application with the county and an application to the ND Dept of Environmental Quality for a licensed campground.
2. A building permit will be required for the storm shelter.



2026-07 Theodore Roosevelt Presidential Library Foundation: Application for a conditional use permit for a glamping campground on approximately 10 acres in section 22-140-102 north of the Medora Campground (3370 Pool Dr) and south of the Little Missouri River. Campground infrastructure and tents will be temporary and site will be used for approximately one month (June 18-July 13 +/-) for the lodging needs associated with the grand opening of the Theodore Roosevelt Presidential Library. Campground will contain up to 50 canvas sleeping tents on wooden platforms, portable restrooms, handwashing stations, lobby & lounge tents, dining hall tents, and accessory campground amenities. The campground also plans to reserve a location on the property for food trucks. Property is within the ETZ of the City of Medora and owned by the Theodore Roosevelt Medora Foundation. Derwin Zuroff moved to approve application 2026-05 with the following conditions. Mary Armbrust seconded. All voted aye. Motion carried. Conditions:

1. Food services will be inspected and permitted by the SWDHU.
2. The lighting fixtures will be adequate to meet the needs of safety within the parking and circulation areas at night and also meet Dark Sky lighting requirements.
3. Sewer Service: Applicant will receive approval from the SWDHU or State DEQ as necessary
4. Billings County Burn Ban Restrictions must be followed and Fire Pits will not be installed if the county is in a total burn ban this summer.
5. Tents will be numbered for emergency services response.
6. Applicant will receive permission from the NDDOT for using the approach, if necessary.
7. Applicant will be licensed as a campground by the ND DEQ.
8. Submit proof of liability insurance with the TRMF, City of Medora, and Billings County as the additional insured.

2026-04 Ken & Kristin Preszler: Application for a new house on Lot 3, Block 1 of Sully Creek Subdivision in section 3-139-102 (14638 36th St SW). Property is within the Medora Area Planning boundary and zoned Residential and will be approved administratively once all materials are received.

**Zoning Amendments:**

Review regulations and zoning ordinances related to Mobile Food Units, Transient Merchants, and Temporary Use Permits and make a recommendation for amending Article VI: Special Provisions 6.17 for Temporarily Permitted Uses. The Board scheduled a work session at 10:00 AM prior to their next meeting on April 16 to review amendments in more detail.

Clarence Sitter updated the board on TRMF project updates.

Chris Blackwell updated the board on TRPL progress and Grand Opening events in July 2026.

With there being no further business, Roney Syminow moved to adjourn at 2:50 PM. Cody Armbrust seconded. All voted aye. Motion carried.

  
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Anna Moe, Secretary

  
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Dean Rodne, Chairman

