

Public Hearings

**Douglas & Florence Stewart
Conditional Use Permit**

**M & R Developing LLC
Variance Application**

Regular Meeting

1. Call to order
2. Submission of minutes from June 2025
3. Submission of financial statement(s)
4. Old Business
 - a. Variance Codes by City Planner
 - b. Community Decay
 - c. Code Enforcement
 - d. Animal Control
 - e. Public information regarding city regulations
5. New Business
 - a. Stewart Conditional Use Permit
 - b. M & R Variance Application
 - c. Welcome new Secretary – Alyssa Pitsch
 - d. Election of new Vice President
 - e. New members of the Boards
6. Announcements
7. Adjournment

NOTICE OF PUBLIC HEARING

The Hardin-Big Horn County City-County Planning Board will conduct a Public Hearing at 7:00 PM on Monday, August 11, 2025, in the City Council Chambers, located at 401 N Cheyenne Ave. in Hardin, to receive comments and input concerning a conditional use permit application submitted by Douglas and Florence Stewart, and to make a recommendation to the City Council to approve, approve with conditions, or deny the application.

The request is to allow for a pole barn on property in the Residential Single-Family (R1) zoning district. The proposal is to construct a 54'x28' pole barn for storage. Pole barns are not specifically an allowed use in the R1 zone, but may be allowed as a conditional use.

The property is located on the west end of Watson Drive. The address of the property is 7 Watson Drive. The property is legally described as a 60'x'330' Tract in the NE4SE4 of Section 14, T 1 S, R 33 E, Big Horn County, Montana.

The Planning Board will consider all public comments, written or spoken at the public hearing. Written comments may also be submitted to the City-County Planning Board, PO Box 305, Hardin, MT 59034. A copy of the application can be obtained by contacting Forrest Mandeville at 406-690-1933 or forrest@forrestmandevilleconsulting.com.

NOTICE OF PUBLIC HEARING

The Hardin-Big Horn County City-County Planning Board will conduct a Public Hearing at 7:00 PM on Monday, August 11, 2025 in the City Council Chambers, located at 401 N Cheyenne Ave. in Hardin, to receive comments and input concerning a variance request submitted by Michael Ebert, representing M&R Developing LLC, and to make a recommendation to the City Council to approve, approve with conditions, or deny the request.

The request, if approved, would allow the construction of a new home on the property with a front setback of seven feet instead of the required 10 feet, a rear setback of 12 feet instead of 20 feet, and a side setback of four feet instead of five feet. The subject property is zoned R1 and is located on the corner of 1st Street South and West Railway Street. The property is legally described as a Metes and Bounds description of a 7001 square foot property being 160.49' x 107.99' x 193.42', in the Southwest Addition, in Section 23, Township 1 South, Range 33 East, Big Horn County.

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