

City County Planning Board Meeting

Date: January 12th, 2026

Location: City Chambers

Time: Public Hearing opened at 7:00 PM; Regular Meeting called to order at 7:02 PM

Absent: Erin McCleary, Alyssa Pitsch – Secretary (out sick)

Vacant Seat: Mayor Appointed seat

1. Call to Order (7:00 PM)

The regular meeting of the City–County Planning Board was called to order at **7:00 PM** by the acting chairperson Corrina Kirschenmann-Kuntz.

2. Public Hearing (Opened 7:00 PM)

Newcombe & Somes Variance Request

Applicant: Joseph Newcombe and Nicholas Somes. Sara Somes representing brother.

Request: allow the two homes currently on the property to be rebuilt if destroyed.

- Property: Zoned R1. Single Family Residential. 210 E 7th St. Legal description: Lot 1, Block 8, Hardin Fourth Addition, in Section 23, Township 1, South Range 33 East.

Additional Notes:

- City Council previously tabled the variance request and referred it back to the Planning Board due to additional neighboring properties being added to the notification list.
- Mandeville confirmed that all required parties were notified. One notified individual did not reside within city limits and provided no comments on the property. No additional concerns were raised.

3. Approval of Minutes for 12/08/2025

- Motion: Taylor Sidwell
 - Second: Bill Hodges
 - **Approved unanimously**
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4. Financial Statements as dated 11/30/2025

- Motion: Karla Roods
 - Second: Taylor Sidwell
 - **Approved unanimously**
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5. Old Business

5.1 Subdivision Regulations:

Subdivision Regulations were tabled during the City Council meeting to allow time for corrections (including page numbering) and further review. Discussion included concerns regarding the age of trailers within subdivisions. Further discussion will occur during zoning updates.

5.2 Mayor Appointed Position & City Council Appointed Position

Corrina Kirschenmann-Kuntz was reappointed to serve an additional two-year term by City Council. No applications were received for the Mayor's appointed position. If no applicants come forward, a City Council member will be requested to fill the position.

6. New Business

6.1 Zoning Update

Discussion was held regarding updates to zoning regulations. The exact date of the last comprehensive update is unclear, though revisions have occurred over time.

Notes of Discussion:

- Addition of accessory dwelling units to comply with statute
- Revising terminology to reference mobile homes rather than manufactured homes to meet statutory requirements
- Clarifying that modular homes are defined as manufactured homes
- Removing mobile home parks from subdivision review and instead addressing them as conditional use permits with standard review
- Cross-referencing relevant sections and establishing a minimum permitted height of 30 inches
- Categorizing campgrounds under travel trailer regulations
- The Loves RV Park would no longer be considered a subdivision under local zoning, though it remains regulated as such under DEQ requirements and would require a conditional use permit.

Motion to continue the zoning update packet and proposed changes, was made by Larry Vandersloot, seconded by Karla Roods. Motion passed.

Mandeville will prepare a public hearing notice and forward it to Alyssa for publication. The packet has been sent to the City Attorney. City personnel will be updated, and City Council will be prepared for further discussion.

6.2 Newcombe & Somes Variance Request

Single ownership, without splitting into two separate lots.

Motion to approve was made by Larry Vandersloot, seconded by Bill Hodges. Motion passed.

6.3 Mr. Hodges is in charge of this meeting

Bill Hodges will be in charge until the June meeting. Corrina will attend meetings via Zoom.

6.4 Checking Signature Card Needs Update

Karla Roods will be added as the third signer on the signature card.

- Motion made by Larry Vandersloot, seconded by Taylor Sidwell.
 - Motion passed.
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8. Announcements:

- **City Council:** 1/20/2026 : Newcombe & Somes Variance Request will be on the agenda.
- **City County Planning Board:** 2/9/2026
- Michael Ebert will be unavailable for the March meeting.

8. Adjournment

- Motion: Larry Vandersloot
- Second: Taylor Sidwell
- **The meeting was adjourned.**



CITY-COUNTY PLANNING BOARD

PO Box 305

CITY OF HARDIN / BIG HORN COUNTY

HARDIN MT 59034-0305

City County Planning Board Meeting

Date: February 9th, 2026

Location: City Chambers

Time: Regular Meeting called to order at 7:00 PM



Absent: Michael Ebert

Vacant Seat(s): Mayor Appointed seat, County Commissioners Appointed seat

1. Call to Order (7:00 PM)

The regular meeting of the City-County Planning Board was called to order at **7:00 PM** by the acting vice chairperson Bill Hodges.

2. Regular Meeting (Opened 7:00 PM).

3. Approval of Minutes for 1/12/2026

- Motion: Taylor Sidwell
 - Second: Larry Vandersloot/Karla Roods
 - **Approved unanimously at 7:01pm on 2/9/2026.**
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4. Financial Statements (Jan 2026) / Bills Due

- Motion: Larry Vandersloot
 - Second: Dan Lowe
 - **Approved unanimously at 7:02pm on 2/9/2026.**
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5. Old Business

5.1 Mayor Appointed Position:

One applicant so far. Will check status and report back.

5.2 Mr. Hodges in charge of meeting:

6. New Business

6.1 EIN for CCPB:

A new EIN has been created for the CCPB. 1099s have been filed and the board is done for 2025.

6.2 Erin McCleary's resignation:

The Administrative assistant of the county Commissioners will assist with advertising. One individual is interested in the position. Once the Commissioners appoint an individual to this position they will send an email with the letter of appointment to the Secretary.

6.3 City Council/Jail:

Jail is over capacity. Request for a regional jail. Working with three other counties to come in and build a regional jail. No way to separate aggravated inmates. Running 36 to 40 inmates. It's time to rebuild. Larry will update. Forrest offers good resources for contract ideas for regional jail.

6.4 Discussion:

Mr. Mandeville will be joining in person for the Zoning regulations in March. Discussion of electrical plug ins at the county fairgrounds. County attorney will review. No administrative rule but process not defined in DEQ rule.

8. Annoucements:

- **CPR:** 2/20/2026 put on by county EMS/Public Health
- **Gardening Workshop:** 3/20/2026 at Library
- **Book Reading:** Donna Wald at the Library in March.
- **City Council:** 3/3/2026

8. Adjournment

- Motion: Larry Vandersloot
- Second: Karla Roods
- **The meeting was adjourned at 7:19pm on 2/9/2026.**

CITY-COUNTY PLANNING BOARD

PO Box 305

CITY OF HARDIN/BIG HORN COUNTY

HARDIN MT 59034-0305

City County Planning Board Meeting

Date: March 9th, 2026

Location: City Chambers

Time: 7:00 PM

Absent: Michael Ebert

Vacant Seat(s): County Commissioners Appointed seat

1. Call to Order (7:00 PM)

The regular meeting of the City-County Planning Board was called to order at **7:00 PM** by the acting vice chairperson Bill Hodges. Welcomed new member: Karleen Pitsch-Jacobs, appointed by Mayor Ramsey.

2. Public Hearing (Opened 7:01pm)

City of Hardin Zoning Ordinance:

Mr. Mandeville presented the (City Council-approved) City of Hardin Zoning Ordinance to the CCPB. With reference to memo sent to the board. The ordinance incorporates updates resulting from discussions held over the past few months. Notable revisions include the addition of the Growth Policy to the ordinance framework and updated terminology referring to both manufactured and mobile homes.

City of Hardin Zoning Ordinance – Public Comments

Mr. Meeks inquired about the number of medical marijuana dispensaries permitted within the city limits.

Discussion: Board members and members of the public discussed the current status of medical marijuana dispensaries within the City of Hardin. It was noted that there are currently two dispensaries operating within city limits. Questions were raised regarding whether future dispensaries would be permitted within commercial zoning districts. Discussion included marijuana tax revenue, with the county receiving a 4% sales tax and the city receiving a 3% sales tax. Comments were made regarding the potential impact of regulated marijuana sales on reducing illegal drug activity and crime rates. Questions were also raised regarding state regulations. It was noted that dispensaries are licensed through the State of Montana. Under the proposed zoning requirements, a maximum of two medical marijuana dispensaries would be permitted, and such uses would be allowed only within Industrial and Agricultural zoning districts. Additional comments were made regarding the desire to establish a clean, professional, and wheelchair-accessible business location. Discussion also touched on the possibility of future recreational liquor businesses and the importance of attracting new business opportunities to the community.

Public Hearing closed at 7:25pm

3. Regular Meeting (Opened 7:25 PM).

4. Approval of Minutes for 2/9/2026

- Motion: Taylor Sidwell
 - Second: Karla Roods
 - **Approved unanimously at 7:25pm on 3/9/2026.**
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5. Financial Statement(s) (Feb 2026) / Bills to be Paid

- Motion: Larry Vandersloot
 - Second: Karla Roods
 - **Approved unanimously at 7:26pm on 3/9/2026.**
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6. Old Business

6.1 City Council/Jail:

No further comment.

7. New Business

7.1 City of Hardin Zoning Ordinance:

- Motion: Larry Vandersloot
- Second: Karla Roods/Corrina Kirschenmann-Kuntz
- **Approved unanimously at 7:29pm on 3/9/2026.**

7.2 New Member:

The City County Planning Board welcomes a new member appointed to the board by Mayor Ramsey; Karleen Pitsch-Jacobs. She looks forward to seeing Hardin grow and the future generations to come. Currently serving on multiple boards and is happy to be a part of the CCPB.

7.3 County Commissioners appointed member update:

County will be advertising. No applications currently.

CITY-COUNTY PLANNING BOARD

PO Box 305

CITY OF HARDIN/BIG HORN COUNTY

HARDIN MT 59034-0305

8. Announcements:

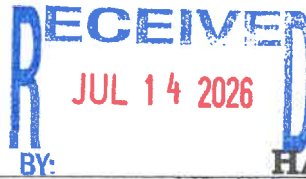
- **CPR:** 4/14/2026 put on by county EMS/Public Health
- **City Council:** 4/17/2026

8. Adjournment

- **Motion:** Larry Vandersloot
- **Second:** Karla Roods
- **The meeting was adjourned at 7:34pm on 3/9/2026.**

CITY-COUNTY PLANNING BOARD

CITY OF HARDIN / BIG HORN COUNTY



PO Box 305

HARDIN MT 59034-0305

City County Planning Board Meeting

Date: June 8th, 2026

Location: City Chambers

Time: 7:00 PM

Absent: Michael Ebert / Larry Vandersloot / Bill Hodges

Vacant Seat(s): County Commissioners Appointed seat

1. Call to Order Regular Meeting(7:00 PM)

The regular meeting of the City-County Planning Board was called to order at **7:00 PM** by the acting chairwoman Corrina Kuntz-Kirschenmann. No applications to review.

2. Approval of Minutes for 3/9/2026

- Motion: Taylor Sidwell
 - Second: Karla Roods
 - **Approved unanimously at 7:01pm on 6/8/2026.**
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3. Financial Statement(s) (March & April 2026) & Bills to be Paid

- Motion: Taylor Sidwell
 - Second: Karla Roods
 - **Approved unanimously at 7:02pm & 7:03pm on 6/8/2026.**
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4. Old Business

4.1 County Commissioners appointed member update:

Position is advertised. No further update.

5. New Business

5.1 County Growth Policy Update:

The County Planning Board met last Monday to review data from the public meetings at Crow, Lodge Grass and Hardin. County used information from the City growth policy and population density to update what they had. Stahly Engineering & Associates will be drafting the county growth policy. Review and further discussion will happen at the July County Planning Board meeting.

5.2 Zoom Virtual Meeting Expense:

CCPB will no longer be able to use the City of Hardin's Zoom account for meetings. It has been brought to the board to decide if the board will continue a subscription and what plan will be purchased.

Mr. Taylor Sidwell motions to continue the use of Zoom and requests a "Pro" plan is purchased for flexibility.

- Second: Karla Roods
- **Approved unanimously.**

5.3 Assembling meetings with no applications for review:

It has been decided by the CCPB that a regular meeting will be held quarterly if there is no application(s) to review within that time period.

Public Comments:

- Cody Meeks: Missed request to be added to the meeting agenda. Would like to have the CCPB add meeting item to next month's agenda. Has presented to the City Council in the past for medical marijuana dispensary application to add additional sites within city limits, within industrial.
- Mr. Meeks will be added to next month's agenda to present as a public hearing for City of Hardin Zone Ordinance Text Change. A public notice will be published in the newspaper and posted at the city post office, county courthouse and city hall.

5.4 City: Drew Lehr and Alex Edwards:

Not in attendance at this meeting. The CCPB will await further discussion.

6. Announcements:

- CCPB will continue to post notices for cancelled meetings at the City of Hardin post office, city office and county courthouse.
- City needs to add a code enforcement position.
- **City Council Meeting:** 6/16/2026
- **Next Meeting for CCPB:** 7/13/2026
- **Grand Opening of Splash Pad in Hardin:** 6/20/2026

7. Adjournment

- Motion: Taylor Sidwell
- Second: Karla Roods
- **The meeting was adjourned at 7:48pm on 6/8/2026.**

