

CITY-COUNTY PLANNING BOARD**CITY OF HARDIN / BIG HORN COUNTY****PO Box 305****HARDIN MT 59034-0305**City County Planning Board Meeting
September 8, 2025

The regular meeting of the City County Planning Board was called to order on September 8, 2025 at 7pm by Chairperson, Corinna Kirschenmann-Kuntz. Members present; Dan Lowe, Michael Ebert, Karla Roods, Jeff Hooker, Larry Vandersloot, Taylor Sidwell, Erin McCleary. Bill Hodges was unable to attend and notified the Board of his absence. New Members of the Board as appointed by Big Horn County were welcomed. These new members are Larry Vandersloot, Taylor Sidwell and Erin McCleary. Corrina Kirschenmann-Kuntz notes the public comments and hearing with recommendations from the Board will be taken to the City Council meeting on September 16th, 2025.

The Public Hearing was opened. Florence and Douglas Stewart presented before the public and board the Stewart Conditional Use Permit for Pole Barn in R1 zone. Douglas would like to have a large garage (pole barn), cold storage (no power) with sliding doors to refrain from obstruction of view. Larry Vandersloot asked will the old garage on the property be taken down to build this new building. Douglas told the board the old garage standing on part of the property will remain. Karla Roods asked will the building, interfere with the ditch. Douglas answered there would be no interference with the ditch. Michael Ebert brought concern of traffic to the building. Douglas noted the enter and exit will be on the south side of the Pole Barn. No further questions were asked of the Stewart Conditional Use Permit for Pole Barn in R1 zone. Michael Ebert as M&R Developing LLC stepped down from the board to present the M&R Developing LLC Variance Application. Location of this request 506 W Railway St. Request for address change to S 1st Street. Request of rear setback to 12 feet instead of 20 feet, front setback of 7 feet instead of 10 feet, and a side setback of 4 feet instead of 5 feet. With no noted obstruction to the alleyway and address change to S 1st Street. Bim Marston (neighboring property) asked, are there plans to develop the alley. Michael Ebert would like to see a separate petition to separate the alley into neighboring properties as the alley is not used. Karla Roods asked if the property is on an easement with a pertinent question from Jeff Hooker are the power poles on an easement. Both were assured the property was not on easement. Jeff Hooker continued with a question about parking for the location. Michael Ebert states there will be no need for off-street parking, the allotted room behind the garage will be enough including 6 to 8 feet. Larry brought a concern of interference with the intersection next to the property. There is no known interference to the intersection. Concern of the fence and/or future fence interfere with the alley traffic and operations. Michael has allotted 12 to 20 feet for the fence. Jodeen Marston raised a concern of the building causing visibility issues from the alley. Michael Ebert assured the public there is 12 to 13 feet from the property line to the curb to ensure enough distance. The building will sit 5 feet out from the existing homes. Loretta Barnes asked where the trash is being collected and where the trash is planned to be collected. Michael was referred to neighboring property as they put the bins to the front of the property for collection as this will continue. Bim Marston assured the board this trash collection method will continue. Michael Ebert suggested moving the location across the street. Karla Roods asked if the existing curb would stay intact along with Jeff and Larry question on drainage. Michael Ebert notes the original curb and drainage will stay. Review of staffing report. Left discussion for the board to grant variance on the odd shaped lot. Letter from neighbor James & Kristi Wedel (neighboring homeowners) in packet for the variance request. Larry asks if there is a protest from neighboring properties. Corrina responds with three neighboring properties not in favor. Corrina welcomes public comment. With no further questions or concerns, Corrina closed the public hearing at 7:23pm, with reminder to applicants that applications and permits must be approved by the City Council as well as this Board.

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Minutes from the June meeting were reviewed and Karla Roods motioned with Michael Ebert second. The Board unanimously approval of minutes from June, as of 7:25pm.

Financial Statements were reviewed and Karla Roods motioned with Michael Ebert second as presented. The Board unanimously approved the financial statements as of 7:27pm.

Old Business:

Variance codes will be done by the City Planner (Mr. Forrest Mandeville). City/County planning board will pay Mr. Mandeville to update all zoning codes and resolutions. Mandeville will get back with board to discuss changes made to codes. He will be updating 11 subdivision regulations. Will bring up to code on all. Hardin Police Department has been working on some of the community decay. A complaint form has been created and posted at all city meetings and website for the public to fill out for city decay. Hardin PD Chief & Hardin Mayor will receive a copy to review. Dan Lowe would like to have a complaint form for posting at a public location for accessibility. Karla suggests going to city office for a paper copy. Board makes note for paper form to be submitted to briefs on where to find it. Animal control is currently enforced by Hardin PD. The PSA under Hardin PD is Martinez. Karla Roods informs these concerns are not of the board. Board concerns are of the growth policy and zoning. Corrina is looking at other areas for board concerns. Maybe something to add to the growth policy. Karla explained the growth policy to public. Examples of the growth policy are housing, the One Health expansion and industrial park. Karla would like to see growth inside of the city. The County is updating their growth policy as well. Updating these codes will help with ordinances and regulations. Public Information regarding city information: Mr. Mandeville will notify CCPB once completed. CCPB will notify public. Jeff asked if there is a timeline for completion. Mr. Mandeville notes that he is working on it but there is no official date set in stone. A draft of Subdivision regulations will hopefully be sent in the next handful of months. He would like to have discussions with the board to assist with the updates.

New Business:

Proposed Douglas & Florence Stewart Conditional Use Permit application to board members; Larry Vandersloot motioned with second approval by Taylor Sidwell. The board unanimously approves as of 7:42pm. Proposed M&R Developing LLC variance application to board members; Larry Vandersloot asks has Mr. Ebert visited with neighbors about this. Taylor Sidwell motioned to deny application with second by Larry Vandersloot. In favor votes count at six with opposed vote at one. The board denies Michael Ebert's M&R Developing LLC variance application as of 7:43pm. The board welcomes new members Larry Vandersloot, Taylor Sidwell and Erin McCleary along with new secretary Alyssa Pitsch. The board opens discussion for a new vice president. Bill Hodges has shown interest. Taylor Sidwell motions to make Bill Hodges Vice Chair of the CCPB with second by Karla Roods. Motion passed as of 7:45pm unanimously. Dan Lowe will advise Bill Hodges.

Announcements:

City Council meeting on 9/16/2025

Dan Lowe term date will move up to two extra months. Corrina will meet with board to extend Dan Lowe another two years.

Larry Vandersloot motioned and Taylor Sidwell seconded for adjournment at 7:49 pm and all members agreed.

A. Pitsch