

Regular CCPB Meeting
Jan, 9, 2023

The regular City County Planning Board Meeting was called to order by Acting Chairman Clayton Greer at 7:07 pm. CCPB members present were newest appointment Tina Toyne, Cyndi Maxwell, Carla Colstad, and Chris Winterrood. City Planner Forrest Mandeville joined by Zoom meeting.

Minutes

Chris Winterrood motioned to approve the Minutes for the meeting of December 12, 2022 and Carla Colstad seconded the motion.

Treasurers Report

Treasurer's report was reviewed and approved. Cyndi Maxwell motioned approval, Chris Winterrood seconded the motion.

Old Business

It was noted that the City Council had denied the parking variance of the School Annex. The Council also had tabled the RV Park request for Love's for further investigation. It was noted that the Old Purple Cow has been razed for future development.

New Business

New Secretary/Treasurer, Linda Hill, was appointed with a motion from Chris Winterrood, seconded by Cyndi Maxwell.

New Vice Chair, Clayton Greer, was appointed with a motion from Chris Winterrood, seconded by Carla Colstad.

Carla Colstad nominated Bill Hodges as Chairman, but phone calls to Mr Hodges, who was absent from the meeting, went unanswered which caused the Board to abandon that nomination. Corinna Kirschenmann-Kuntz, who was also absent from the meeting, was nominated by Clayton Greer, seconded by Chris Winterrood, Mr Greer requested that Ms Colstad contact Ms Kirschenmann-Kuntz for her agreement. (A telephone call the next day confirmed that Ms. Kirschenmann-Kuntz was willing to serve as Chairperson and would be present at the April meeting as she is currently out of state.)

Approval was recommended for the Kern Annexation, with conditions as outlined by the City Planner. Carla Colstad motioned approval and Chris Winterrood seconded the motion.

Public Comment

Public comments for the Kern Annexation were invited and there were none.

Adjournment

Carla Colstad motioned to adjourn with a second by Chris Winterrood.

Office, Sue

Minutes of the City-County Planning Board from February 13, 2023

The regular meeting of the City-County Planning Board was called to order by Clayton Greer, VC in the absence of Chair-elect Corrina Kirschenmann-Kuntz at 7:03 pm on February 13, 2023. Members present were: Tina Toyne, Clayton Greer, Cyndy Maxwell, Bill Hodges, Christal Winterrowd and Carla Colstad. City Planner, Forrest Mandeville joined via Zoom.

The minutes were read and approved with Cyndy Maxwell motioning acceptance and Carla Colstad seconding.

The treasurer's report was reviewed with Bill Hodges motioning acceptance and Tina Toyne seconding. The outstanding bills were reviewed and Carla Colstad motioned to approve payment, Bill Hodges seconding.

Old Business

VP Greer submitted Corrina Kirschenmann-Kuntz nomination to a vote with all Board members voting in favor. Carla Colstad made a motion to accept Corrina Kirschenmann-Kuntz as the newly elected chairperson for the Board and Cyndy Maxwell seconded the motion.

Discussion regarding the approval of Love's Campground mentioned that Kokomo Road would be used as the exit/entrance for this project.

Brief discussion of the Industrial Park Master Plan. It was recommended that the city review and update proposed streets for future development throughout the area, specifically utilizing Parker Lane on Sugar Factory Road to create traffic flow.

New Business

The application made by Town & Country for a zone change was brought to the table. Upon hearing the remarks from property owners in the area and a brief report from the city regarding the plan for a bulk water station, the zoning request was denied. Bill Hodges motioned for the denial and Christal Winterrowd seconded the motion.

Public Comments

There were several concerned property owners who spoke to the Board about their concerns for the re-zoning, including concern for propane issues and the traffic that might be involved were a bulk water station to be added. Michael Hurff and Forrest Mandeville reviewed the city code and explained why a bulk water station would be in violation.

Meeting adjourned at 7:32 pm with Carla Colstad motioning for adjournment and Bill Hodges seconding.



Minutes of the City County Planning Board from March 2023

The regular meeting of the City County Planning Board was called to order by Corinna Kirschenmann-Kuntz at 7:02 pm on March 13, 2023 with board members present as follows: Carla Colstad, Corinna Kirschenmann-Kuntz, Chris Winterrowd, Cyndy Maxwell and Clayton Greer. City Planner, Forrest Mandeville was present via Zoom.

Previous meeting minutes were read with Chris Winterrowd motioning and Clayton Greer seconding and members unanimously voting to accept as written.

The current treasurer's report was reviewed with Clayton Greer motioning and Cyndy Maxwell seconding and members unanimously voting to accept the report. Outstanding bills to be paid were reviewed with Clayton Greer motioning and Chris Winterrowd seconding and members unanimous vote to approve for payment.

Old Business:

Letter from Mayor Purcell indicated the City Council had denied the zoning request by Town & Country, as this Board had recommended.

A report received by the CCPB from the Building Officer implied that the new construction at the school has complied with the parking requirements. The question arose of why a parking variance was submitted if there were sufficient spaces to begin with. Consequently, the Board made a recommendation that the City Planner review the school parking issues doing an actual count of the required spaces, contacting the school for an accurate count of the number of staff and students to meet city codes. This recommendation was motioned by Clayton Greer and seconded by Carla Colstad and was approved unanimously by the Board.

New Business:

The Ramirez/Venegas zoning request was reviewed, with Mr. Ramirez speaking to the group regarding their plans for the property in question, which include a greenhouse at a future date. The request was submitted for a vote by Chris Winterrowd with Clayton Greer seconding and approval was voted unanimously.

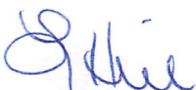
It was brought to the attention of the Board that the previous by-laws contain some old information as well as incorrect pronouns and it was agreed that the Secretary should rewrite the by-laws to bring them up to date and correct the place and time of meetings. According to the by-laws the amendments are to be submitted at a regular meeting and then voted on at the next meeting, which would be April 10, 2023.

Public Comments:

It was reported that The Depot received grant money for improvements including roof and furnace with additional grant monies coming for signage.

Adjournment:

Carla Colstad motioned and Chris Winterrowd seconded that the meeting be adjourned at 7:35 pm and the motion was unanimously carried.



Regular CCPB Meeting
April 10, 2023

The regular meeting of the city county planning board, held April 10, 2023, was called to order at 7 PM by Chairperson, Corinna Kirschenmann-Kuntz. Members present were: Clayton Greer, Tina Toyne, Carla Colstad and Bill Hodges. Forrest Mandeville joined via Zoom. Chris Winterrowd arrived a little late.

No Public Hearing was held as there were no current applications before the Board.

Minutes of the past meeting were read. Bill Hodges motioned to accept as written with Carla Colstad seconding and unanimous acceptance was received.

Treasurer's Report was reviewed and Carla Colstad motioned to approve, with Clayton Greer seconding and the report was approved unanimously.

Bills needing to be paid were submitted and Carla Colstad motioned, Clayton Greer seconded and the Board unanimously approved payment of the bills.

Old Business

The approval letter from the City Council for the Ramirez-Venegas zoning change was submitted.

The City Planner reported off street parking was not counted properly which was the reason for the request for a variance for the Academy/Pool parking spaces. A motion was made by Chris Winterrowd, seconded by Carla Colstad and approved unanimously by the membership for the City Planner to write a letter to the School District and to the City Council stating the discrepancies he found in the Building Official's report after reviewing the issue for this Board.

After consideration additional changes to the Board By-Laws were deemed necessary and a motion by Carla Colstad, seconded by Bill Hodges to proceed with the additional changes was passed by the Board.

New Business

The secretary/treasurer was instructed by the Board to send a letter to the County Commissioners regarding Linda Greenwalt's membership and asking that Chris Winterrowd's term be extended.

The appointment of a Board Member from the Conservation District was discussed and Tina Toyne stated she would speak with Kylie Martin to see what was decided about an appointment.

Announcements

Coffee with a Cop is being held April 12 from 9-10 at the Lariat and the 27th from 6a-7a at Sargent's Center.

Ducks Unlimited will be held April 22 at the Fairgrounds

Hardin School Board meets April 11 at 5:30

The School District is interviewing for the Superintendent position April 12 & 13 at 4:30-5:30

The Hardin City Council meets April 18th.

Adjournment

Carla Colstad motion for adjournment and Chris Winterrowd seconded and meeting was adjourned at 7:45pm.



Regular CCPB Meeting
May 8, 2023

The regular meeting of the city county planning board, held May 8, 2023, was called to order at 7 PM by Chairperson, Corinna Kirschenmann-Kuntz. Members present were: Clayton Greer, Tina Toyne, Carla Colstad, Chris Winterrowd, Cyndy Maxwell and Bill Hodges. Forrest Mandeville joined via Zoom.

No Public Hearing was held as there were no current applications before the Board.

Minutes of the past meeting were read. Clayton Greer motioned to accept as written with Chris Winterrowd seconding and unanimous acceptance was received.

No Treasurer's Report was available due to the early date of this meeting.

Bills needing to be paid were submitted and Bill Hodges motioned, Carla Colstad seconded and the Board unanimously approved payment of the bills.

Old Business

After consideration an additional change to the Board By-Laws was deemed necessary and a motion by Bill Hodges, seconded by Cyndy Maxwell to proceed with the additional changes was passed by the Board.

Chairperson Kirschenmann-Kuntz reported that the County Commissioners would like to put the open positions out for public application and also stated that they have not been receiving copies of the minutes or the agendas from the Board. The email for the County Commissioners was given to the Secretary for furnishing these copies as procedure dictates.

No appointment has been made by the Conservation District for a member to the Board.

New Business

The minutes and agendas will be sent to Drew Lehr for posting on the City web site for the public to peruse.

Community decay was discussed. Board members agree that property owners should be cited for violations of city ordinances and the City needs to up their game in this area.

Public comments / Announcements

S Ranch meats has painted their new sign.

May 13th is Family Fun Day noon – 3 pm

Museum grounds are open

Adjournment

Clayton Greer motioned for adjournment and Bill Hodges seconded and the meeting was adjourned at 7:45pm.

CITY-COUNTY PLANNING BOARD PO Box 305 CITY OF HARDIN /BIG HORN
COUNTY HARDIN MT 59034-0305

Regular CCPB Meeting
June 12, 2023

The regular meeting of the city county planning board, held June 12, 2023, was called to order at 7 PM by Chairperson, Corinna Kirschenmann-Kuntz. Members present were: Clayton Greer, Tina Toyne, Carla Colstad, Chris Winterrowd, Cyndy Maxwell and Bill Hodges. Forrest Mandeville joined via Zoom.

Public Hearing

Public Hearing was held for the Becker Zone Change. Landowners are requesting a change from R-1 to I-1. Mr. Mandeville ran through the Staff Report. The Zone Change request would allow a small amount of livestock according to City Regulations Mr Mandeville recommended approval of the change request. Board discussion ensued. The timing of the request after the purchase of the property, as well as the presence of livestock on the property was brought up. Chris identified a number of nonconforming issues with the request. The Board discussed the uses of the surrounding area. Mr. Mandeville clarified that the property would not be considered Spot Zoning since it did not meet the 3 criteria (11-1-2-3-J). It was reiterated that current City regulations do not allow large animals within the City limits.

Public hearing was closed at 7:12 p.m.

Regular Meeting

Minutes of the past meeting were read. Bill Hodges motioned to accept as written with Clayton Greer seconding and unanimous acceptance was received.

Treasurer's Report

Clayton Greer motioned to accept the Treasurer's Report with Cyndy Maxwell seconding. The motion was unanimously approved.

Outstanding bills were submitted and Clayton Hodges motioned, Tina Toyne seconded and the Board unanimously approved payment of the bills.

Old Business

Changes to the Board By-Laws A motion was made by Chris Winterrowd and seconded by Clayton Greer to accept the changes to the By-Laws. Motion was unanimously approved.

Chairperson Kirschenmann-Kuntz reported that there are no appointment updates.

New Business

Becker Zone Change. Clayton Greer noted that there are multiple vacant properties surrounding the City that are in the City limits. Discussion ensued about the purpose of future zoning and the 2009 Growth Management Plan. The large animal issue was brought up again. Chris Winterrowd made the motion to Deny the Zone change, seconded by Carla Colstad. Board members voting Aye: Chris Winterrowd, Carla Colstad, Cyndy Maxwell, and Bill Hodges. Clayton Greer voted Nay. Tina Toyne Abstained.

Public comments / Announcements

Carla Colstad- Good To Go will be updating current building, the new building will be completed in future.

Tina Toyne- Working with Speedy and Flo on Grant applications

Bill Hodges- Asked for updates on the Coal Board

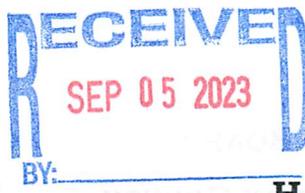
Carla Colstad- The City has a new Chief of Police and Ken Woody has opened the new Trading Post

Corrina Kirschenmann-Kuntz- Family Celebration day is June 17th

Adjournment

Clayton Greer motioned for adjournment and Bill Hodges seconded and the meeting was adjourned at 7:45pm.

Taken by CYNDY MAXWELL
SUBMITTED BY 



Regular CCPB Meeting
July 10, 2023

The regular meeting of the City County Planning Board, held July 10, 2023 was called to order at 7 PM by Chairperson Corrina Kirschenmann-Kuntz. Members present were: Tina Toyne, Clayton Greer, Cyndy Maxwell, Bill Hodges, Chris Winterrowd via phone and Forrest Mandeville via phone. The Zoom meeting software was unable to be used.

Public Hearing

Public hearing was held for the Redden Conditional Use Permit. Mr Dan Redden was present and explained his desire to build a building large enough to house his property and act as a work shop since he is planning his retirement and he would like to have this ready.

Public hearing was also held for the Annexation request by Marie Hochhalter, who was not present at this meeting. Vice Chairperson Clayton Greer spoke for her stating her desire to be connected to city services.

Public hearing was closed at 7:05 p.m.

Regular Meeting

Minutes of the past meeting were reviewed. Clayton Greer motioned to accept as written with Bill Hodges seconding and unanimous acceptance approved the minutes as written.

There was no Treasurer's Report available because of the early date of this meeting. Bills to be paid were reviewed and Clayton Greer motioned with Cyndy Maxwell seconding and unanimous approval by the members was signaled for bills to be paid.

Old Business

Chairperson Kirschenmann-Kuntz reported that no appointments have been received from the County Commissioners who declined to extend the term for Carla Colstad.

A discussion ensued regarding the signors for the account at First Interstate Bank. It was decided by acclamation that the current signor, Bill Hodges shall remain on the account and the new Chairperson Corrina Kirschenmann- Kuntz should be added to the account. Clayton Greer motioned and Tina Toyne seconded and unanimous approval was given.

New Business

The Redden Conditional Use permit was approved with no discussion. Bill Hodges motioned and Clayton Greer seconded with unanimous acceptance.

The Hochhalter Annexation was approved with no discussion. Bill Hodges motioned and Tina Toyne seconded with unanimous acceptance.

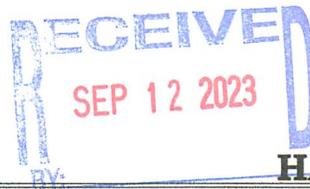
Public Comment

This Secretary/Treasurer for the Board submitted her resignation effective immediately.

Adjournment

Clayton Greer motioned and Bill Hodges seconded for adjournment which the membership approved unanimously. Meeting was adjourned at 7:30 p.m.

Submitted by Linda Hill



Regular CCPB Meeting
August 14, 2023

The regular meeting of the city county planning board, held August 14, 2023, was called to order at 7 PM by Chairperson, Corinna Kirschenmann-Kuntz. Members present were: Clayton Greer, Tina Toyne, Carla Colstad, Chris Winterrowd, Dan Lowe, Cyndy Maxwell and Bill Hodges. Forrest Mandeville, Planning Consultant joined via Zoom.

Public Hearing

Public Hearing was held for the Kirschenmann Variance Request. Marc Kuntz spoke on behalf of the landowner. The request was to allow a 5 ft chain link fence to be erected around the property. The fence line would be 18" taller than current ordinance allows. The request was submitted to provide security for the elderly landowner. Mr. Kuntz described substantial activity due to its proximity to commercial uses and church activities.

Forrest Mandeville discussed the Staff Report and his findings. It was his recommendation based on review of all documentation and information presented, that the variance request be approved.

Public Hearing was held for the Becker Variance Request. The request would allow animals to be kept on the property. Earl and Blanche Becker were in attendance. Speaking on their behalf were Amber Yochum and Michael Ebert. Both parties were in support of the of the Variance request. Also received was a letter of support from Nelson and Amber Glick (Pink Hill Cabins). Landowners originally requested a Zone change from R-1 to I-1. That request was denied by the city per the Planning Board recommendation.

Forrest Mandeville discussed the Staff Report and his findings. He indicated in his findings that should the CCPB recommend approval of the request, the Board should do so with the following conditions:

1. The number of livestock units on the property shall be limited to 2 per acre, and calculated based on the requirements in section 11-1-2-3.I. of the Hardin Zoning Ordinance.
2. The variance approval does not run with the land and is limited to the current owners, Earl and Blanche Becker.

Public Hearing closed at 7:07

Regular Meeting

Approval of Minutes from July 10, 2023. Bill Hodges motioned to accept as written with Clayton Greer seconding and motion was unanimously approved.

Treasurer's Report

Clayton Greer motioned to accept the Treasurer's Report with Chris Winterrowd seconding. The motion

was unanimously approved.

Outstanding bills were submitted and Clayton Greer motioned to approve, Bill Hodges seconded and the Board unanimously approved payment of the bills.

Old Business

- A. Carla Colstad has been appointed by the County Commissioners. Dan Lowe has been appointed by the Conservation District.
- B. City Decay. Several properties were identified. The following is a list of some of the areas of concern:
 - 7th and Cody
 - 6th and Cody
 - 13th and Custer
 - Custer and Business Loop
 - 5th and Terry
 - 716 1st Str South
 - Trailer Court issues
- C. Building Permits as result of recent hail damage
- D. Redden and Hochhalter Request. Both were approved by City Council
- E. Linda Hill has indicated that she would like to return as Secretary to the CCPB. Clayton Greer made a motion to approve appoint of Ms. Small, Seconded by Bill Hodges. Motion Unanimously carried!

New Business

- A. Kirschenmann Zoning Variance. Motion was made by Clayton Greer to recommend approval, Seconded by Carla Colstad. Motion unanimously carried.
- B. Becker Zoning Variance. There was conversation regarding water and sewer mains by Clayton Greer. Dan Lowe questioned definition of Livestock. Mr. Mandeville was asked to explain the Grandfather Clause (11-1-3 & 4).
3. Bill Hodges made a motion to recommend approval with the following conditions, seconded by Clayton Greer:
 - The number of livestock units on the property shall be limited to 2 per acre, and calculated based on the requirements in section 11-1-2-3.I. of the Hardin Zoning Ordinance.
 - The variance approval does not run with the land and is limited to the current owners, Earl and Blanche Becker

Motion unanimously carried.

Mr. Mandeville indicated that he would draft letters for both variance approval recommendations to the City.

Public comments / Announcements

Carla Colstad will remain as signor on the CCPB checking account.

Loves is anticipating opening the new RV location sometime in October.

Corinna Kirschenmann- Kuntz- working on obtaining Planning Board Handbooks

Tina Toyne discussed the One Health Expansion lying east of the existing building

North of Loves- Plans for a Truck wash, Restaurant and hotel

Adjournment

Bill Hodges motioned for adjournment and Chris Winterrowd seconded and the meeting was adjourned at 7:49 pm.

TAKEN BY CYNDY MAXWELL

SUBMITTED AND SIGNED BY LINDA HILL



Regular Meeting of CCPB
Sept 11, 2023

The regular meeting of the City County Planning Board was called to order by Chairperson Corinna Kirschenmann-Kuntz at 7:02 pm Monday September 11, 2023. Present were Carla Colstad, Dan Lowe, Chris Winterrowd, Bill Hodges, and Tina Toyne. Not in attendance were Clayton Greer and Cyndy Maxwell. Forrest Mandeville attended via cell phone connection as the Zoom connection was not available.

There was no Public Hearing as there were no matters of that nature before the Board.

The minutes from the previous meeting of August 14, 2023 were read and Chris Winterrowd motioned with Bill Hodges seconding that the minutes be approved. Unanimous approval was given.

The August treasurer's report was reviewed with Bill Hodges motioning to accept and Tina Toyne seconding. Unanimous approval was given to accept the treasurer's report. Outstanding bills were reviewed and Carla Colstad motioned approval to pay said bills with Chris Winterrowd seconding. Unanimous approval was given to pay outstanding bills.

OLD BUSINESS

A letter from the City Council was received and reviewed by the Board approving the Kirschenmann Conditional Use application.

A letter from the City Council was received and reviewed by the Board approving the Becker Zoning Variance Request.

Board was again reminded that no letter from the County Commissioners has been received confirming Carla Colstad's appointment.

A board member raised the issue of previous discussions the board has had regarding "community decay" and properties which are derelict and in decline. It was agreed that an agenda item for every meeting should be a discussion of this ongoing issue.

Discussions regarding the City Code officer hiring an "apprentice" were brought up and the Board speculated as to what exactly an apprentice would bring to the table if the officer himself is only part time.

NEW BUSINESS

The weed issue in the city was brought up for discussion. It was pointed out that there is a code 9-2-3 which addresses the weed issue. There is also a county rule regarding weed control. It was decided that the Board needs to determine how these rules are enforced and when. It was also suggested that public education as to the hazards of weeds and the codes dealing with them might prove to be good information for particularly new comers to the city. It was suggested that we might put want to publish short items regarding city codes in The Briefs although no firm decision was made regarding this suggestion, including but not limited to identification of noxious weeds. Mention was also made that the City Attorney

would actually be the person who handled the issues for non-compliance with the city code, not the Code Enforcement Officer.

Both Bill Hodges and Chris Winterrowd assured the Board they have submitted letters of interest to be reappointment to the Board by the County Commissioners. Chairperson will attempt to follow up on those letters with the Commissioners.

Chairperson Kirschenmann-Kuntz discussed the offer she received from the Montana Department of Commerce to send staff down to do two trainings on the Planning Board role in the city. Two dates in October were offered: October 4 and 5 or October 18 and 19. Board members agreed that the 18/19 dates were best for everyone. The meeting on the 18th will include only Board Members, the City Planner and the Board Secretary/Treasurer. It can be held at the same location we currently meet at 7 pm. The meeting for the 19 should include the City Council, the County Commissioners, both the city and county attorneys, the Conservation District, the County Planning Board members, their county planner and their new sanitarian. The location of this meeting will be at the EOC meeting room at the Court House. It was agreed that Chairperson Kirschenmann-Kuntz will book the room for this meeting through Brian Mischel at the Court House and will extend the invitations to the 7 pm meeting to all parties.

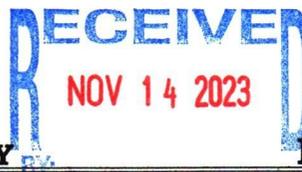
ANNOUNCEMENTS

Tina Toyne reminded members that the USDA is having a follow up meeting tomorrow at Heritage Acres.

ADJOURNMENT

A motion was made by Chris Winterrowd and seconded by Bill Hodges that the meeting be adjourned at 7:45 pm. Unanimously passed and meeting was adjourned.

*Submitted by
J. Heier*



Regular Meeting of CCPB
October 9, 2023

The regular meeting of the City County Planning Board was called to order by Chairperson Corinna Kirschenmann-Kuntz at 7:03 pm on October 9, 2023. Members present were: Carla Colstad, Clayton Greer, Chris Winterrowd, Bill Hodges, and Dan Lowe. Not in attendance were Tina Toyne and Cyndy Maxwell. City Planner, Forrest Mandeville attended via Zoom.

There was no Public Meeting as there are no matter before the board.

The minutes from the previous meeting of September 11, 2023 were read. Chris Winterrowd signed acceptance, Bill Hodges seconded and all member voted approval.

There was no Financial Statement to review due to the early date of meeting. Outstanding bills were presented and Clayton Greer moved to approve payment, Bill Hodges seconded and members voted approval.

OLD BUSINESS

Chairperson Kirschenmann reported on the properties which the Board has concerns of regarding community decay. She reported her meeting with the Code Enforcement Officer produced answers to the Board's questions regarding these properties. CEO also shared the "complaint form" which residents are asked to complete when registering a complaint. CEO also explained that the chain of command for the city has the CEO reporting to the mayor.

It was suggested that the Board invite Anna Hein, the new Sanitarian and the CEO to speak with the Board regarding their concerns about community decay. Also suggested was to invite Mayor Purcell to the meeting to discuss community decay.

A motion was made by Carla Colstad and seconded by Bill Hodges to submit the corrections to the By-Laws as written. Unanimous approval was given.

Chairperson Kirschenmann reported that the Board of Commissioners had extended the terms for the two current Board member: Chris Winterrowd and Bill Hodges for another two year term each.

Members were reminded of the upcoming meetings with the Department of Commerce on the 18th for CCPB members and 19th for Commissioners, City Counsel, Attorneys, and the Conservation District at the Court House.

NEW BUSINESS

Carla Colstad motioned and Bill Hodges approved that Chris Winterrowd put together a small forum to inform the public regarding city codes, presented in a format understandable for citizens of Hardin.

CITY-COUNTY PLANNING BOARD
CITY OF HARDIN/BIG HORN COUNTY

PO Box 305
HARDIN MT 59034-0305

It was noted that the Board had not received notice regarding the tax levy available to them and that the Board be reminded at the June Meetings each year to discuss and vote on the per centages the Board wishes to be given.

It was noted that Corinna Kirschenmann and Clayton Greer have board terms ending in December.

ANNOUNCEMENTS

USDA meeting was not well-attended.

OneHealth is opening the Hardin Clinic.

The Court House is being emptied of most offices.

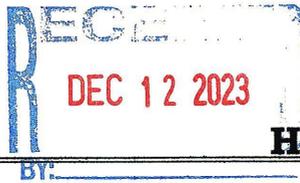
Chairperson Kirchenmann will be absent after the next meeting until March 2024 and asked Clayton Greer, Vice Chair to act in her stead.

ADJOURNMENT

Carla Colstad moved and Bill Hodges seconded a motion for adjournment. Motion was passed unanimously and meeting was adjourned at 7:45pm.

A handwritten signature in cursive script, appearing to read "S. Heil".

CITY-COUNTY PLANNING BOARD
CITY OF HARDIN/BIG HORN COUNTY



PO Box 305
HARDIN MT 59034-0305

Regular Meeting of CCPB
November 13, 2023

The regular meeting of the City County Planning Board was called to order by Chairperson Corinna Kirschenmann-Kuntz at 7:00 pm on November 13, 2023. Members present were Tina Toyne, Clayton Greer, Cyndy Maxwell, Bill Hodges, Dan Lowe and Carla Colstad. Chris Winterrowd stopped in to excuse herself because of illness. City Planner, Forrest Mandeville, was not present.

There was no Public Meeting as there were no matters before the Board.

The minutes from the previous meeting of October 9, 2023 were reviewed and a motion was made by Clayton Greer, seconded by Bill Hodges to accept the minutes as read. Unanimous approval was given.

The September financial was reviewed and a motion was made by Clayton Greer, seconded by Cyndy Maxwell to accept the financial statement. Unanimous approval was given.

Outstanding bills to be paid were presented to the Board and Clayton Greer motioned to approve with Cyndy Maxwell seconding. Unanimous approval was given.

OLD BUSINESS

In the continuing discussion of Community Decay it was suggested that Megan Spry, the contracted Sanitarian, be asked to attend a Board meeting to offer guidance as to solutions. Bill Hodges agreed to contact Ms. Spry to invite her to attend a meeting when she is in our area.

As per the By-Laws for the Board the corrections made to these were submitted to the Board for final approval. Clayton Greer motioned and Tina Toyne seconded the corrections be accepted and the Board unanimously accepted the changes as written.

NEW BUSINESS

There was no new business to transact.

PUBLIC COMMENTS

There were no public comments.

ANNOUNCEMENTS

KOA campgrounds will be open year-round
Milk Bucket Bakery is closed
Wrecked Auto Body is closing

ADJOURNMENT

Bill Hodges motioned and Clayton Greer seconded the meeting to be adjourned. Unanimous approval was given and meeting was adjourned at 7:45pm.



Regular Meeting of CCPB
December 11, 2023

The regular meeting of the City County Planning Board was called to order by Vice Chairperson, Clayton Greer at 7:00 pm on December 11, 2023. Members present were Tina Toyne, Cyndy Maxwell, Bill Hodges, Chris Winterrowd, Dan Lowe and Carla Colstad. City Planner, Forrest Mandeville was present. New board member, Joe Connelly was excused due to illness. Chairperson Corinna Kirschenmann attended via Zoom.

Representatives of Maverick presented their plans for new construction for which they requested annexation into the city limits, conditional use of the property and a zone change to the property. Board members were informed of the type of operation Maverick has, their plans for 12-20 employees and the 150 to 180 day plan for construction.

The minutes from the previous meeting of November 2023 were reviewed and a motion was made by Cyndy Maxwell, seconded by Tina Toyne to accept as read. Unanimous approval was given.

The October and November financial statements were reviewed and a motion was made by Bill Hodges, seconded by Carla Colstad to approve the statements and unanimous approval was given.

Outstanding bills to be paid were reviewed and unanimously approved for payment. Cyndy Maxwell moved to pay and Chris Winterrowd seconded.

OLD BUSINESS

Bill Hodges reported that Sanitarian, Megan Spry, met with him and discussed the concerns of the Board regarding derelict properties. She stated to him that she is unable to trespass on private property without a court order.

NEW BUSINESS

After a brief discussion the following motions were made and unanimously approved by the Board:

Chris Winterrowd motioned and Bill Hodges seconded to approve the annexation request from Maverick.

Bill Hodges motioned and Tina Toyne seconded to approve the conditional use application from Maverick.

Cyndy Maxwell motioned and Tina Toyne seconded to approve the requested variance for the parking area for Maverick.

Carla Colstad made a motion and Bill Hodges seconded to request that Clayton Greer continue to attend Board Meetings until such time as Madam Chairperson returns.

PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no further comments. There were no announcements.

ADJOURNMENT

Carla Colstad motioned and Cyndy Maxwell seconded that the meeting adjourn. Unanimous approval was given and the meeting adjourned at 8:00 pm.

A handwritten signature in black ink, appearing to read "C. Colstad", is located in the lower-left portion of the page.