

City County Planning Board Meeting**Date:** December 8th, 2025**Location:** City Chambers**Time:** Public Hearing opened at 7:03 PM; Regular Meeting called to order at 7:16 PM**1. Roll Call**

Present: Chairperson Corinna Kirschenmann-Kuntz, Vice Chairperson-Bill Hodges, Taylor Sidwell, Karla Roods, Larry Vandersloot

Absentees: Michael Ebert, Jeff Hooker, Erin McCleary

Staff: Mr. Forrest Mandeville – City Planner

Guests: Sara Somes, Mark Kuntz

2. 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 Corinna Kirschenmann-Kuntz.

3. Public Hearing (Opened 7:03 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:

- Corrina reminded the public that the board issues a recommendation for City Council. City Council will review **12/16/25**.
- Property is a rental.
- Water main will remain as one shut off.

City of Hardin Subdivision Regulations**Presented by: Forrest Mandeville**

- Mandeville reported that the subdivision regulations were adapted from a county model and updated for city use.

- The draft has been reviewed by the city attorney previously and has worked in practice; however, legal review is still ongoing, and feedback has not yet been received.
- The regulations reference the building code and are intended to function as a single, consistent document.
- Updates incorporate 2025 corporations.

Hardship & Family Transfers

- Taylor raised a question regarding previously discussed hardship language for family transfers.
- Mandeville noted a 2-year holding period, consistent with language from the State Attorney General.

Manufactured Homes / Trailer Houses

- Larry asked whether a manufactured home is considered a trailer house.
- Mandeville explained that under state ordinance, the definition is unclear, and the city zoning ordinance does not currently address this language. This may require further board discussion.
- Corrina noted the city is actively working to remove trailer houses with skirting and fifth wheels.
- Mandeville clarified that subdivision regulations are conditional on state law, which states that manufactured homes do not include trailer houses, though the distinction is not well defined.
- Larry expressed support for modular homes.
- Karla emphasized the need for concrete footings or foundations, noting the city is trying to establish clearer codes to address residents living in trailers and mobile homes.

Public Hearing Closed: 7:16 PM

4. Approval of Minutes for 10/14/2025

- Motion: Bill Hodges
- Second: Larry Vandersloot
- **Approved unanimously**

5. Financial Statements

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

6.1 Greber Variance Request

No questions or comments.

6.2 Love's RV Park Final Plan Application Memo

- must meet revisions within 3 years
- conditions are as listed in documents
- all conditions have been met, can be moved to a vote.

6.3 Zoning Code – Discussion Summary

- **Dwelling Units:**
 - Under state law, dwelling units must be allowed; additional regulations will be incorporated to address local requirements.
- **Population Standards:**
 - Regulations applicable to populations over 5,000 were reviewed and listed.
- **Height Limit Conflicts:**
 - Conflicting height limits were discussed. Application remains uncertain and falls under the discretion of the board.
 - The board agreed to apply the **higher standard under IC I2**. Draft language will be prepared and provided as a handout.
- **Nonconforming Uses:**
 - Nonconforming provisions were discussed.
- **Parking Requirements:**
 - Parking standards will consider **community density**, allowing flexibility for increased parking where appropriate.
- **Livestock:**
 - Discussion held on whether livestock should be allowed or excluded within specific zoning districts.
 - The **board expressed support** for the changes made to the Zoning Code to date.

Approval of current changes.

- Motion: Taylor Sidwell
- Second: Bill Hodges
- **Approved unanimously**

7. New Business

7.1 Newcombe & Somes Variance Request

- **Motion:** Larry, with the stipulation that the property must remain under single ownership and may not be split into two separate lots
- **Second:** Taylor
- **Vote:** 1 Nay (Egbert)
- **Time:** 7:34 p.m.
- Corrina reminds Board; the variance application and CCPB recommendation will be brought to the city council on **12/16/2025**.

7.2 Board Openings

- **Open Seats:** Corrina and Jeff
- Jeff stated he has no interest in continuing.
- The **City Council** will make the appointment at its meeting.

7.3 County Growth Policy – Update

- The County has completed its internal review of the Growth Policy.
- Staff are preparing to release the policy to the public and schedule the public process/hearings.

8. Annoucements:

City Council: 12/16/25

City County Planning Board: 1/12/26

8. Adjournment

- Motion: Karla Roods
- Second: Bill Hodges
- **Adjourned at 7:36 PM**

