



Regular Meeting of the CCPB

May 13, 2024

The Regular meeting of the City County Planning Board was called to order by Corinna Kirschenmann at 7:03 pm on May 13, 2024. CCPB members present were: Carla Colstad, Dan Lowe, Christal Winterrowd, Bill Hodges, Cyndy Maxwell and Tina Toyne. Not present: Joe Connelly. City Planner Forrest Mandeville attended via phone call as Zoom meeting was not working.

The Public Hearing was opened and Todd Wilson spoke in representing the Crow Tribe in their request for converting the property known as The Western Motel into supportive housing for families, particularly those working on substance abuse recovery and reuniting with their children. Supporting Mr Wilson in his request the board was introduced to Todd Schaper, Compass Design architect and Tressie White from Montana Health Care Foundation. Mr Wilson reviewed the Crow Tribe's purchase of the property during COVID for use as a quarantine area. He then reviewed the plans for housing, supportive services offices, playground and parking which support Hardin's goal of adaptive reuse of properties and making Hardin culturally accessible. Security and access were discussed. Mr. Wilson explained that funding would control the time line for this project. Chairman Frank White Clay spoke as well to review and explain the current administration's goal of expanding property ownership in Hardin, where he grew up, to better offer opportunities to citizens. Those in attendance were invited to speak to their concerns. Ms Rose Mercier a neighbor of the property explained that garbage is a real problem and she asked that management be alert to that issue. Ms Janelle Weinberg questioned the tax issues for the Tribe and was assured they do pay property tax in Hardin. She also reviewed the issues she saw during the COVID quarantine and emphasized that there are few places women in recovery can find housing for themselves and their children. Limiting the number of people per unit was discussed. Mr Mark Kuntz discussed the Boys and Girls Club property and the issues of weeds and any future plans for this site. The Public Meeting was then closed.

Minutes from the previous meeting of January 8, 2024 were unanimously approved with a motion by Chris Winterrowd and a second by Bill Hodges.

All financial statements were submitted. All bills were approved to be paid.

OLD BUSINESS

The Denial Letter for the Beery CUP was requested for next meeting with Dan Lowe motioning and Chris Winterrowd seconding.

Community Decay was addressed by Mr Hodges' suggestion that a fund be created that would give "grants" or loans to home owners for property improvements. After discussion it was pointed out that the money suggested for this use, while in the name of the Planning Board, were actually tax dollars and we should be advice from the City Attorney regarding this idea to be assured we would not be misusing those funds. Bill Hodges motioned and Chris Winterrowd seconded that the Board get advice from Jordon Knutsen before moving forward.

The freeholder status of Board members was discussed without decision.

NEW BUSINESS

The board after brief discussions regarding whether or not they could limit the number of people per apartment unanimously approved the Crow Tribe's request for Conditional Use of the property with Bill Hodges motioning and Chris Winterrowd second approval.

Meeting May 13, 2024 Continued

PUBLIC COMMENTS AND ANNOUNCEMENTS

It was reported that the new RV Park at Love's was unable to open due to staffing issues.

It was reported that Maverick transferred the deed to the property.

May 15th is the Law Enforcement Parade

It was reported that a discussion with staff at the former Boys and Girls club regarding the weed situation resulted in assurances that this issue would be addressed.

ADJOURNMENT

Bill Hodges motioned and Cyndy Maxwell seconded for adjournment and the meeting was adjourned at 8:45 PM.

Submitted with correction by Linda Hill

Approved by CCPB 5/10/24