



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

