

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

RECEIVED  
MAY 14 2024  
BY \_\_\_\_\_

**PO Box 305**  
**HARDIN MT 59034-0305**

Regular Meeting of the CCPB  
January 8, 2024

The regular meeting of the City County Planning Board was called to order by Clayton Greer, Vice Chairperson at 7:02 pm on January 8, 2024. CCPB members present were Tina Toyne, Joe Connelly, Cyndy Maxwell, Chris Winterrowd, Bill Hodges, and Dan Lowe. Ms Colstad was ill. City Planner, Forrest Mandeville attending via Facetime since the Zoom Meeting was not available.

The Public Hearing opened with a statement by a friend of Mrs. Beery, Stephen Spaulding, explaining the desire of the family to create a garage between the two homes using a 25 foot setback and allowing the setting of a manufactured home on either side of this building. Questions were asked about the arrangement of the homes and garage on the property in the event of eventual sale. The family felt the property would remain in their hands permanently.

The minutes from the previous meeting of December 11, 2023 were read. Bill Hodges motioned approval and Dan Lowe seconded with approval received by members.

There were no Financial Statements to review. Vice Chairperson Greer approved outstanding bills to be paid.

**OLD BUSINESS**

It was noted that the Maverick requests that had been submitted at the last meeting were approved by the City Council.

Community decay was again discussed. As the Code Enforcement person Mr. Connelly reiterated that any complaint about properties in poor condition must be submitted to his office in writing for him to act on. He also stated that in his opinion it was not the role of this Board to take up the issues of Community Decay.

**NEW BUSINESS**

The request before the Board by Mrs. Beery for a waiver of the 25 foot set back and allowing two manufactured homes to be built was motioned by Joe Connelly to be approved and seconded by Bill Hodges and unanimously approved by the members.

January is the election of officers for the Board and Clayton Greer motioned with Chris Winterrowd seconding that Corinna Kirschenmann-Kuntz remain as Chairperson for another term. All members unanimously voted to accept.

Bill Hodges motioned and Cyndy Maxwell seconded that Chris Winterrowd be elected as Vice Chairperson. All members unanimously voted to accept.

**PUBLIC COMMENTS AND ANNOUNCEMENTS**

There were no additional public comments or announcements.

**ADJOURNMENT**

Chris Winterrowd motioned and Clayton Greer seconded that the meeting should adjourn at 7:45 pm.

*Spindel*  
5/13/24





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 15<sup>th</sup> 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



**CITY-COUNTY PLANNING BOARD**

**CITY OF HARDIN/BIG HORN COUNTY**



**PO Box 305**

**HARDIN MT 59034-0305**

Regular Meeting of the CCPB  
June 10, 2024

The regular meeting of the City County Planning Board was called to order by Corinna Kirschenmann at 7:00 pm on June 10, 2024. CCPB members present were Tina Toyne, Cyndy Maxwell, Bill Hodges, Chris Winterrowd, Carla Colstad and newest appointee Jeff Hooker. Dan Lowe was absent. Present via ZOOM was City Planner, Forrest Mandeville.

The Public Hearing was opened and Patrick Sargent was invited to speak about his variance request before the board. Mr. Sargent explained that he wanted to take down an existing smaller garage and lean-to and replace it with a 30' X 50' garage, which puts him over the current rules regarding buildings proximity to alley and other property lines. He has various vehicles and lawn equipment he would like to be undercover to preserve their value and usefulness. He will begin construction upon approval by the City Council.

There were no members of the public present to ask Mr. Sargent about this project. The Public Hearing was closed and the Board proceeded to business.

The minutes from the previous, May meeting were read and Chris Winterrowd noted the misspelling of a last name. She made a motion to accept the minutes as read with the correction noted, Bill Hodges seconded that motion and the Board unanimously approved.

The financial statement was reviewed and unanimously approved motioned by Cyndy Maxwell and seconded by Tina Toyne. Chairperson approved the bills to be paid.

**OLD BUSINESS**

The letter from Mayor Purcell approving the Crow Tribe's plans for expansion and improvement was noted.

Mr. Hodges reported that he had approached City Attorney, Jordan Knudsen, regarding using the large amount of money in the CCPB account to create some sort of home improvement plan for members of the community. Mr. Knudsen indicated that he would need to research the viability of that plan and exactly how that would be administered and he would get back with Mr. Hodges. Mr. Hodges agreed that he would meet again with the City Attorney to formulate the Board's plans.

**NEW BUSINESS**

Bill Hodges motioned and Tina Toyne seconded approval of Mr. Sargent's variance request and the Board unanimously approved his request.

**ANNOUNCEMENTS**

The One Health master plan meeting was held to discuss the property behind their facility. Additional meetings will be held June 20<sup>th</sup> from 12:00 to 1:30 and again from 5:45 to 7:30. Farmer's Market begins August 1<sup>st</sup>.

**CITY-COUNTY PLANNING BOARD**  
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Family Fun Day on July 4<sup>th</sup>

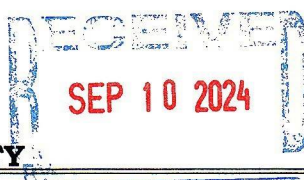
At this time there will be no July Meeting of the City County Planning Board.

**ADJOURNMENT**

Chris Winterrowd motioned for adjournment, Tina Toyne seconded the motion, the Board unanimously voted to adjourn at 8:10pm.

Submitted by *Ginda Hill*





Regular Meeting of the CCPB  
August 12, 2024

The regular meeting of the City County Planning Board was called to order by Corinna Kirschenmann at 7:03 pm on August 12, 2024. CCPB member present were: Jeff Hooker, Cyndy Maxwell, Chris Winterrowd, Dan Lowe and Carla Colstad. Tina Toyne was present via Zoom as was Forrest Mandeville. Bill Hodges was unable to attend.

The Public Hearing was opened and Natasha Morton was invited to speak to the Board regarding her zoning change request. Ms. Morton explained that the current zoning of R1 was not compatible with the current use of the property nor in compatibility with other properties in the same area. She requested the change to R2 to allow for consistency in the use, both past and present, of this property and to assure that a sale of said property would be correct in its usage.

There were no members of the public present who wished to comment on Ms. Morton's request. The Public Hearing was closed and the Board proceeded to business.

Minutes of the June 10, 2024 meeting were reviewed, with Cyndy Maxwell motioning to approve, Chris Winterrowd seconding and unanimous approval received from the Board.

The financial statement was reviewed. Cyndy Maxwell motioned to approve, Carla Colstad seconded and unanimous approval was given by the Board. The Chairwoman reviewed and approved bills to be paid.

#### OLD BUSINESS

It was noted that the City Council has approved the Patrick Sargent variance request.

Relating to the continuation of community decay issues, a discussion of the Growth Management Plan was opened by Carla Colstad. After a brief discussion it was decided that knowing the price of the previous plan would help the Board determine how much money should be anticipated being spent and when this expense might need to be incurred. Secretary Linda Hill was instructed by the Board to research this information and report to the Board at the next meeting.

Chairwoman Kirschenmann reported that she had contacted the State regarding the use of funds in the Board's coffers. She reported that the State informed her that those funds could not be "lent" or "given" to individuals for improvements of their property. But the state does have funds, which can be applied for, with the Board contributing their own funds, for a community improvement project. It was agreed that Ms Kirschenmann would invite the state to meet with the Board regarding ideas and community improvement program suggestions.

#### NEW BUSINESS

Without discussion Chris Winterrowd motioned, Carla Colstad seconded and the Board unanimously approved Ms. Morton's request for a zone change.

After a brief discussion Jeff Hooker moved and Carla Colstad seconded and the Board unanimously approved that the Mill Levy per centage remain the same as last year.

#### ANNOUNCEMENTS

One Health needs an RFP – board members were able to view the proposed plans for the housing.

Maverick has indicated they will begin construction in November

Dairy Queen is planning a November opening

BMX bike staff demonstrated in the Park recently

City Council Meeting scheduled for the 20<sup>th</sup>

The bowling alley is again open

Farmers Market every Thursday

Reminder that August 15<sup>th</sup> citizens are able to file for the Property Tax Rebate

Dollar General store is being built

The city is building a new sand shed

**ADJOURNMENT**

Cyndy Maxwell motioned and Dan Lowe seconded for adjournment. Board approved and meeting was adjourned at 7:26 pm.

*Submitted by [Signature]*