



CITY-COUNTY PLANNING BOARD

PO Box 305

CITY OF HARDIN / BIG HORN COUNTY

HARDIN MT 59034-0305

City County Planning Board Meeting

Date: August 10th, 2026

Location: City Chambers

Time: 7:00 PM

Absent: Michael Ebert

Vacant Seat(s): N/A

1. Call to Order Regular Meeting(7:00 PM)

The regular meeting of the City-County Planning Board was called to order at **7:00 PM** by the acting chairwoman Corrina Kuntz-Kirschenmann.

2. Approval of Minutes for 7/13/2026

- Motion: Karla Roods
 - Second: Larry Vandersloot
 - **Approved unanimously at 7:01pm on 8/10/2026.**
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3. Financial Statement(s) (July 2026) & Bills to be Paid

- **Approved unanimously at 7:02pm (financial statement) & 7:03pm (bills to be paid) on 8/10/2026.**
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4. Old Business

4.1 County Commissioners appointed member update:

Brian Seely has been appointed by the County Commissioners to the CCPB.

4.2 Code Enforcement Position Update:

No further updates.

4.3 Brownfield Study Update from City & County:

Nan Knight, representing Beartooth RCND, introduced herself to the board. Beartooth RCND is contracted to conduct EPA Brownfield studies. To date, they have completed five or six studies throughout Big Horn County.

- **Garryowen Site:** The site has met EPA standards following the removal of 25,000-gallon tanks. Only small areas of contamination were identified and addressed.
- **Carpet Mill in Crow Agency:** Cleanup was completed at the 26,000-square-foot facility. Only two areas of asbestos were identified, with approximately \$1,200 in contamination-related costs.
- **Northern Cheyenne Muddy Hall:** The site was assessed and found to be clean.
- **Plenty Coop HS:** Approximately \$277,000 in contamination has been identified.
- **Helping Hands Food Bank in Hardin:** The Montana Department of Environmental Quality (DEQ) will conduct an assessment of the garden area. Beartooth RCND has been working on the site for approximately two years and completed the remediation plan last month. DEQ testing will determine the extent of contamination and the cleanup needed.
- **Old Lumber Mill in Lodge Grass:** With assistance from DEQ, an assessment was completed at the former lumber mill. Beartooth RCND is continuing to work on the remediation plan, and an additional study will be conducted to determine the extent of cleanup needed at the site.

Beartooth RCND has also been awarded another grant, which will begin in October. The **Hidden Treasures** program is a building assessment program for the Hardin area. Beartooth RCND, Montana DEQ, and the City of Hardin will partner to hold a community meeting to explain the program and its goals in October. The program will conduct a citywide assessment and prioritize buildings based on need. Phase I and Phase II environmental testing will then be conducted as appropriate. Tina Toyne serves on the Beartooth Board as a representative for the City of Hardin. Shaleen Old Coyote serves on the Board, as a representative for Big Horn County.

5. New Business

5.1 Variance Request from Debra Lee Hill-Scott:

As discussed at the July meeting, Debra Lee Hill-Scott and Matthew Baker presented to the board for further discussion regarding the requested variance. The CCPB recommended that they present the application to the City Building Inspector and request that the variance be considered in accordance with City Code. This recommendation from the CCPB will be presented at the next City Council meeting. Following discussion, the CCPB voted unanimously to deny the variance application as presented to the board as of 8/10/2026 at 7:22pm.

5.2 Revision to the City of Hardin Zoning Ordinance:

As discussed at the July meeting, Mr. Cody Meek was added to the agenda for the CCPB's final review and vote regarding a proposed amendment to the City of Hardin Zoning Ordinance concerning cannabis businesses. Mr. Meek outlined the importance of the proposed addition and discussed several potential benefits to the community. He emphasized the potential for the new location to create approximately 10 jobs, with an emphasis on hiring locally. He also stated that allowing additional dispensaries could

increase competition, potentially lower prices, generate additional tax revenue, and provide an alternative to alcohol consumption. Mr. Meek further discussed the potential economic benefits of bringing the business into an appropriately zoned commercial area rather than requiring customers to access the location via a dirt road. He estimated that tax revenue could potentially increase by 4–8%. He also stated that the proposed location would remain in compliance with ADA requirements and would provide safer and more accessible access for customers. The CCPB reviewed the information presented by Mr. Meek and discussed the proposed amendment. On August 10, 2026, at 7:45 p.m., the CCPB voted **6 in favor and 1 opposed** to allow two medical marijuana dispensaries within the City limits, while leaving the remaining two dispensary opportunities available for the County. The proposed modification/amendment will be drawn up by Mr. Mandeville and forwarded for the next City Council meeting; for consideration and a final vote made by the City Council.

6. Announcements/Discussions:

- 2026 Taxable Valuation has been received. Request for amount of mills will be sent to County. This information will be included and added under new business for the next CCPB meeting.
- Will have more copies made of the County & City Growth Policies, City Growth Management Plan and the Hardin Visitor Center Update Presentation.
- **Big Horn Hospital Association offers self-order labs.** To help with rising costs, you are able to request lab draws locally.
- **Big Horn County has put in a crosswalk at the tennis courts,** to help ensure the safety of those attending the events located at the tennis courts on N Mitchell Ave in Hardin.
- **2026 Montana & Idaho Joint Annual Conference:** 9/9/2026 at 11:00am to 9/11/2026 at 4:00pm
CCPB will reimburse CCPB members' registration fees for the Conference
- Corrina will meet with Jacob tomorrow 8/11/2026, that is providing the training for the Conference.
- **City Council Meeting:** 8/18/2026 at 6:30pm in the City Chambers
- **Police Commission Meeting:** 8/11/2026
- **Next Meeting for CCPB:** 9/14/2026
Bill Hodges (Vice Chair) will lead meeting and Corrina Kirschenmann-Kuntz (Chair) will be joining on Zoom.

7. Adjournment

- Motion: Taylor Sidwell
- Second: Bill Hodges / Larry Vandersloot
- **The meeting was adjourned at 8:09pm on 8/10/2026.**

