CITY-COUNTY PLANNING BOARD **PO BOX 305**

CITY OF HARDIN/BIG HORN COUNTY **HARDIN MT 59034-0305**

City County Planning Board Meeting
Date: January 12th, 2026
Location: City Chambers
Time: Public Hearing opened at 7:00 PM; Regular Meeting called to order at 7:02 PM

Absent: Erin McCleary, Alyssa Pitsch – Secretary (out sick)
Vacant Seat: Mayor Appointed seat

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1. 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 Corrina Kirschenmann-Kuntz.

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2. Public Hearing (Opened 7:00 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:

- City Council previously tabled the variance request and referred it back to the Planning Board due to additional neighboring properties being added to the notification list.
- Mandeville confirmed that all required parties were notified. One notified individual did not reside within city limits and provided no comments on the property. No additional concerns were raised.

3. Approval of Minutes for 12/08/2025

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

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4. Financial Statements as dated 11/30/2025

- Motion: Karla Roods
- Second: Taylor Sidwell
- **Approved unanimously**

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5. Old Business

5.1 Subdivision Regulations:

Subdivision Regulations were tabled during the City Council meeting to allow time for corrections (including page numbering) and further review. Discussion included concerns regarding the age of trailers within subdivisions. Further discussion will occur during zoning updates.

5.2 Mayor Appointed Position & City Council Appointed Position

Corrina Kirschenmann-Kuntz was reappointed to serve an additional two-year term by City Council. No applications were received for the Mayor's appointed position. If no applicants come forward, a City Council member will be requested to fill the position.

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6. New Business

6.1 Zoning Update

Discussion was held regarding updates to zoning regulations. The exact date of the last comprehensive update is unclear, though revisions have occurred over time.
Notes of Discussion:

- Addition of accessory dwelling units to comply with statute
- Revising terminology to reference mobile homes rather than manufactured homes to meet statutory requirements
- Clarifying that modular homes are defined as manufactured homes
- Removing mobile home parks from subdivision review and instead addressing them as conditional use permits with standard review
- Cross-referencing relevant sections and establishing a minimum permitted height of 30 inches
- Categorizing campgrounds under travel trailer regulations
- The Loves RV Park would no longer be considered a subdivision under local zoning, though it remains regulated as such under DEQ requirements and would require a conditional use permit.

Motion to continue the zoning update packet and proposed changes, was made by LarryVandersloot, seconded by Karla Roods. Motion passed.

Mandeville will prepare a public hearing notice and forward it to Alyssa for publication. The packet has been sent to the City Attorney. City personnel will be updated, and City Council will be prepared for further discussion.

6.2 Newcombe & Somes Variance Request

Single ownership, without splitting into two separate lots.
Motion to approve was made by Larry Vandersloot, seconded by Bill Hodges. Motion passed.

6.3 Mr.Hodges is in charge of this meeting

Bill Hodges will be in charge until the June meeting. Corrina will attend meetings via Zoom.

6.4 Checking Signature Card Needs Update

Karla Roods will be added as the third signer on the signature card.

- Motion made by LarryVandersloot, seconded by Taylor Sidwell.
- Motion passed.

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8. Annoucements:

- **City Council:** 1/20/2026 : Newcombe & Somes Variance Request will be on the agenda.
- **City County Planning Board:** 2/9/2026
- Michael Ebert will be unavailable for the March meeting.

8. Adjournment

- Motion: Larry Vandersloot
- Second: Taylor Sidwell
- **The meeting was adjourned.**



CITY-COUNTY PLANNING BOARD **PO BOX 305**

CITY OF HARDIN/BIG HORN COUNTY **HARDIN MT 59034-0305**

City County Planning Board Meeting
Date: February 9th, 2026
Location: City Chambers
Time: Regular Meeting called to order at 7:00 PM

Absent: Michael Ebert
Vacant Seat(s): Mayor Appointed seat, County Commissioners Appointed seat

1. 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 vice chairperson Bill Hodges.

2. Regular Meeting (Opened 7:00 PM).

3. Approval of Minutes for 1/12/2026

- Motion: Taylor Sidwell
- Second: Larry Vandersloot/Karla Roods
- **Approved unanimously at 7:01pm on 2/9/2026.**

4. Financial Statements (Jan 2026) / Bills Due

- Motion: Larry Vandersloot
- Second: Dan Lowe
- **Approved unanimously at 7:02pm on 2/9/2026.**

5. Old Business

5.1 Mayor Appointed Position:

One applicant so far. Will check status and report back.

5.2 Mr. Hodges in charge of meeting:

6. New Business

6.1 EIN for CCPB:

A new EIN has been created for the CCPB. 1099s have been filed and the board is done for 2025.

6.2 Erin McCleary's resignation:

The Administrative assistant of the county Commissioners will assist with advertising. One individual is interested in the position. Once the Commissioners appoint an individual to this position they will send an email with the letter of appointment to the Secretary.

6.3 City Council/Jail:

Jail is over capacity. Request for a regional jail. Working with three other counties to come in and build a regional jail. No way to separate aggravated inmates. Running 36 to 40 inmates. It's time to rebuild. Larry will update. Forrest offers good resources for contract ideas for regional jail.

6.4 Discussion:

Mr. Mandeville will be joining in person for the Zoning regulations in March. Discussion of electrical plug ins at the county fairgrounds. County attorney will review. No administrative rule but process not defined in DEQ rule.

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8. Annoucements:

- **CPR:** 2/20/2026 put on by county EMS/Public Health
- **Gardening Workshop:** 3/20/2026 at Library
- **Book Reading:** Donna Wald at the Library in March.
- **City Council:** 3/3/2026

8. Adjournment

- Motion: Larry Vandersloot
- Second: Karla Roods
- **The meeting was adjourned at 7:19pm on 2/9/2026.**

CITY-COUNTY PLANNING BOARD **PO BOX 305**

CITY OF HARDIN/BIG HORN COUNTY **HARDIN MT 59034-0305**

City County Planning Board Meeting
Date: March 9th, 2026
Location: City Chambers
Time: 7:00 PM

Absent: Michael Ebert
Vacant Seat(s): County Commissioners Appointed seat

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1. 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 vice chairperson Bill Hodges. Welcomed new member: Karleen Pitsch-Jacobs, appointed by Mayor Ramsey.

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2. Public Hearing (Opened 7:01pm)

City of Hardin Zoning Ordinance:

Mr. Mandeville presented the (City Council-approved) City of Hardin Zoning Ordinance to the CCPB. With reference to memo sent to the board. The ordinance incorporates updates resulting from discussions held over the past few months. Notable revisions include the addition of the Growth Policy to the ordinance framework and updated terminology referring to both manufactured and mobile homes.

City of Hardin Zoning Ordinance – Public Comments

Mr. Meeks inquired about the number of medical marijuana dispensaries permitted within the city limits.

Discussion: Board members and members of the public discussed the current status of medical marijuana dispensaries within the City of Hardin. It was noted that there are currently two dispensaries operating within city limits. Questions were raised regarding whether future dispensaries would be permitted within commercial zoning districts. Discussion included marijuana tax revenue, with the county receiving a 4% sales tax and the city receiving a 3% sales tax. Comments were made regarding the potential impact of regulated marijuana sales on reducing illegal drug activity and crime rates. Questions were also raised regarding state regulations. It was noted that dispensaries are licensed through the State of Montana. Under the proposed zoning requirements, a maximum of two medical marijuana dispensaries would be permitted, and such uses would be allowed only within Industrial and Agricultural zoning districts. Additional comments were made regarding the desire to establish a clean, professional, and wheelchair-accessible business location. Discussion also touched on the possibility of future recreational liquor businesses and the importance of attracting new business opportunities to the community.

Public Hearing closed at 7:25pm

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3. Regular Meeting (Opened 7:25 PM).

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4. Approval of Minutes for 2/9/2026

- Motion: Taylor Sidwell
- Second: Karla Roods
- **Approved unanimously at 7:25pm on 3/9/2026.**

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5. Financial Statement(s) (Feb 2026) / Bills to be Paid

- Motion: Larry Vandersloot
- Second: Karla Roods
- **Approved unanimously at 7:26pm on 3/9/2026.**

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6. Old Business

6.1 City Council/Jail:

No further comment.

7. New Business

7.1 City of Hardin Zoning Ordinance:

- Motion: Larry Vandersloot
- Second: Karla Roods/Corrina Kirschenmann-Kuntz
- **Approved unanimously at 7:29pm on 3/9/2026.**

7.2 New Member:

The City County Planning Board welcomes a new member appointed to the board by Mayor Ramsey; Karleen Pitsch-Jacobs. She looks forward to seeing Hardin grow and the future generations to come. Currently serving on multiple boards and is happy to be a part of the CCPB.

7.3 County Commissioners appointed member update:

County will be advertising. No applications currently.

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8. Announcements:

- **CPR:** 4/14/2026 put on by county EMS/Public Health
- **City Council:** 4/17/2026

8. Adjournment

- Motion: Larry Vandersloot
- Second: Karla Roods
- **The meeting was adjourned at 7:34pm on 3/9/2026.**

CITY-COUNTY PLANNING BOARD **PO BOX 305**
CITY OF HARDIN / BIG HORN COUNTY **HARDIN MT 59034-0305**

RECEIVED
JUL 14 2026
BY:

City County Planning Board Meeting
Date: June 8th, 2026
Location: City Chambers
Time: 7:00 PM

Absent: Michael Ebert / Larry Vandersloot / Bill Hodges
Vacant Seat(s): County Commissioners Appointed seat

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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. No applications to review.

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2. Approval of Minutes for 3/9/2026

- Motion: Taylor Sidwell
- Second: Karla Roods
- **Approved unanimously at 7:01pm on 6/8/2026.**

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3. Financial Statement(s) (March & April 2026) & Bills to be Paid

- Motion: Taylor Sidwell
- Second: Karla Roods
- **Approved unanimously at 7:02pm & 7:03pm on 6/8/2026.**

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4. Old Business

4.1 County Commissioners appointed member update:

Position is advertised. No further update.

5. New Business

5.1 County Growth Policy Update:

The County Planning Board met last Monday to review data from the public meetings at Crow, Lodge Grass and Hardin. County used information from the City growth policy and population density to update what they had. Stahly Engineering & Associates will be drafting the county growth policy. Review and further discussion will happen at the July County Planning Board meeting.

5.2 Zoom Virtual Meeting Expense:

CCPB will no longer be able to use the City of Hardin's Zoom account for meetings. It has been brought to the board to decide if the board will continue a subscription and what plan will be purchased.

Mr. Taylor Sidwell motions to continue the use of Zoom and requests a "Pro" plan is purchased for flexibility.

- Second: Karla Roods
- **Approved unanimously.**

5.3 Assembling meetings with no applications for review:

It has been decided by the CCPB that a regular meeting will be held quarterly if there is no application(s) to review within that time period.

Public Comments:

- Cody Meeks: Missed request to be added to the meeting agenda. Would like to have the CCPB add meeting item to next month's agenda. Has presented to the City Council in the past for medical marijuana dispensary application to add additional sites within city limits, within industrial.
- Mr. Meeks will be added to next month's agenda to present as a public hearing for City of Hardin Zone Ordinance Text Change. A public notice will be published in the newspaper and posted at the city post office, county courthouse and city hall.

5.4 City: Drew Lehr and Alex Edwards:

Not in attendance at this meeting. The CCPB will await further discussion.

6. Announcements:

- CCPB will continue to post notices for cancelled meetings at the City of Hardin post office, city office and county courthouse.
- City needs to add a code enforcement position.
- **City Council Meeting:** 6/16/2026
- **Next Meeting for CCPB:** 7/13/2026
- **Grand Opening of Splash Pad in Hardin:** 6/20/2026

7. Adjournment

- Motion: Taylor Sidwell
- Second: Karla Roods
- **The meeting was adjourned at 7:48pm on 6/8/2026.**

CITY-COUNTY PLANNING BOARD
CITY OF HARDIN/BIG HORN COUNTY
PO BOX 305
HARDIN MT 59034-0305

RECEIVED
AUG 13 2026
BY:

City County Planning Board Meeting
Date: July 13th, 2026
Location: City Chambers
Time: 7:00 PM

Absent: Michael Ebert
Vacant Seat(s): County Commissioners Appointed seat

1. Call to Order Regular Meeting(7:01 PM)

The regular meeting of the City–County Planning Board was called to order at **7:01 PM** by the acting chairwoman Corrina Kuntz-Kirschenmann.

2. Public Hearing (Opened 7:01pm)

2.1 Debra Lee Hill-Scott Variance Request:

A variance request application was completed by Michael Baker on behalf of Debra Lee Hill-Scott. The Board voted to table the variance request pending further discussion with the property owner and/or Michael Baker. Additional information is needed regarding the property line, entrance, and site plan. The request will be sent to Debra Lee Hill-Scott, requesting her presence at the next meeting. There were no public comments regarding the variance request. The Public Hearing for this item was closed at **7:05 PM**.

2.2 Public Input Concerning Potential Revisions to the City of Hardin Zoning Ordinance:

Mr. Cody Meeks, a member of the public, discussed challenges faced by cannabis dispensaries in Big Horn County, particularly concerns regarding accessibility to current locations, including gravel parking areas and remote locations. Mr. Meeks stated that allowing dispensaries in commercially zoned areas could benefit the community by creating jobs, providing improved access for medical patients, and attracting out-of-state customers who may otherwise spend their money outside the area. Mr. Meeks reported that a petition supporting the proposed zoning change had been posted online and that approximately 140 signatures had been collected. He stated that the petition had received support from county commissioners and state representatives. Mr. Meeks also noted that medical cannabis usage has decreased since recreational cannabis became legal. He stated that medical patients continue to benefit from access to medical cards and stronger products. Further discussion included plans to potentially construct a facility with concrete parking. The discussion also included public comments in support of the proposal and references to tribal cannabis ordinances in nearby areas.

Discussion of the Board: Board members discussed concerns regarding traffic and licensing and raised additional questions regarding tribal ordinances. The Board agreed to move forward with the requested revision to the City of Hardin Zoning Ordinance. The matter will be placed under **New Business** so the Board can begin consideration and voting on the proposed revision. The Public Hearing was closed at **7:27 PM**.

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2. Approval of Minutes for 6/8/2026

- Motion: Taylor Sidwell
- Second: Bill Hodges
- **Approved unanimously at 7:29pm on 7/13/2026.**

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3. Financial Statement(s) (May 2026) & Bills to be Paid

- Motion: Karla Roods
- Second: Larry Vandersloot
- **Approved unanimously at 7:30pm on 7/13/2026.**

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4. Old Business

4.1 County Commissioners appointed member update:

Position is advertised. No further update.

4.2 County Growth Policy Update:

The County Planning Board reviews the Growth Policy every five years, with updates generally made every ten years. Discussion was held regarding the need to update certain sections of the Growth Policy before the ten-year period due to changing needs and circumstances. The County Growth Policy has been approved. The City Growth Policy will be due for review in the near future.

4.3 Code Enforcement Position is Needed-City of Hardin:

The Code Enforcement position is currently being advertised as a combined **Code Enforcement/Animal Control** position.

5. New Business

5.1 Inquiry on Brownfield Study for City or County:

The City–County Planning Board will send a letter to the County and City to inquire whether a Brownfield study or studies have been completed within the area. The Board will also inquire whether the CCPB can assist with or support any existing efforts and whether it may be possible to coordinate with or participate in related projects.

5.2 Public Requests for Donations from CCPB:

The CCPB discussed requests from the public for donations. The CCPB cannot provide direct financial donations but can support local efforts in other ways. This matter will be included in future discussions regarding updates to the City Growth Policy.

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6. Announcements:

- **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.
- **City Council Meeting:** 8/4/2026
- **Next Meeting for CCPB:** 8/10/2026

7. Adjournment

- Motion: Taylor Sidwell
- Second: Larry Vandersloot
- **The meeting was adjourned at 7:59pm on 7/13/2026.**

RECEIVED
SEP 29 2026
BY:

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.**

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.**

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.

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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.**

RECEIVED
SEP 29 2026
BY:

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

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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.

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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.
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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.

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6. Announcements/Discussions:

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- **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.**

CITY-COUNTY PLANNING BOARD
CITY OF HARDIN / BIG HORN COUNTY
PO BOX 305
HARDIN MT 59034-0305

RECEIVED
OCT 13 2026
BY:

City County Planning Board Meeting
Date: September 28th, 2026
Location: City Chambers
Time: 7:00 PM

Absent: Michael Ebert, Bill Hodges, Karleen Jacobs-Pitsch
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. Notice of absentees recorded.

2. Approval of Minutes for 8/10/2026

- Motion: Taylor Sidwell
- Second: Brian Seely
- **Approved unanimously at 7:00pm on 9/28/2026.**

3. Financial Statement(s) (June & August 2026) & Bills to be Paid

- **Approved unanimously at 7:02pm (financial statements) & 7:03pm (bills to be paid) on 9/28/2026.**

4. Old Business

4.1 Brownfield Study Update from City & County:

Email has been sent out by the Secretary to all Board Members, with the details of the work Beartooth RCND has provided for the Brownfield studies in the City and County. This information was given to the Board at the meeting on 8/10/2026 by Nan Knight with Beartooth RCND.

4.2 Discussion: Variance Request:

City Council has accepted the recommendations of this board and has declined Debra Lee Hill-Scott's variance request as written. The request has been withdrawn and she will stay in touch with the Building Inspector/Code Enforcement & Mr. Mandeville.

4.3 Discussion: Revision to the City of Hardin Zoning Ordinance:

The City Council has accepted the recommendations of the board and has noted the previous vote of 4/2 by Council on 6/2/26 to keep the limit at two dispensaries within City limits and keep the same ordinances. No further updates.

5. New Business

5.1 Date & Time for Board to Meet with Jacob in Regards to CTAP:

The CTAP Training Meeting will be held on October 14, 2026, at 5:30 p.m. in the City Chambers. The Mayor, City Council, and County Commissioners will be invited to attend. Board members will continue sending invitations to local leaders. Mr. Mandeville will participate via Zoom. Meeting packets will be distributed by Karla Roods and Corrina Kirschenmann-Kuntz.

5.2 Terms for Mayor & City Council Appointed Board-Members: Karla Roods & Michael Ebert:

The terms of Karla Roods and Michael Ebert expire in December 2026. A request for letters of interest will be sent to both individuals before December's meeting.

5.3Mill Information & 2026 Certified Taxable Valuation Information:

Approved unanimously at 7:16pm on 9/28/2026. The Board requested that this matter be placed on the agenda for August 2027 to allow for discussion and a vote on the 2027 Certified Taxable Valuation Information. Further discussion regarding mill levies will take place at a future meeting.

5.4 MAP Convention Highlights: Karla Roods & Bill Hodges:

Karla, Bill And Forrest attended the MAP Convention in Dillon. Karla shared insights from a recent planning conference, highlighting the Montana Commerce website's resources and the importance of planning for energy sources like solar, wind, and nuclear. She suggested the planning board consider working with the mayor and city council on future energy planning, including addressing decommissioning and cleanup of existing non-operational energy facilities in the area. Forrest discussed remediation requirements for energy projects, explaining that larger projects like wind and solar farms now require remediation plans and bonding through the state, while smaller projects built before these rules were implemented are not subject to the same requirements. The board agreed to add ex parte communication disclosure to their meeting agenda papers and discussed inviting the building code inspector to future meetings for periodic updates.

6. Announcements/Discussions:

- Further discussion of the Maverick plan: Traffic study by MDT, concern of entrance and exit locations, City of Hardin acceptance of the Road Right of Way in 2023 to the Lynda Ln, the condition of Lynda Ln.
- Copies (pdfs) of the City Growth Policy, City Growth Management Plan & Visitor Center Updates have been distributed to Board Members via email. Paper copies will not be handed out to save on cost. The County Growth Policy will be sent out once the Secretary has received it from the County. If any members have trouble accessing the files, reach out to the Secretary.
- **City Council Meeting:** 10/5/2026 at 6:30pm in the City Chambers
- **City Council Meeting:** 10/15/2026 at 6:30pm in the City Chambers
- **CTAP Training Meeting:** 10/14/2026 at 5:30pm in the City Chamber
- **Next Meeting for CCPB:** 10/12/2026

7. Adjournment

- Motion: Larry Vandersloot
- Second: Taylor Sidwell
- **The meeting was adjourned at 7:48pm on 9/28/2026.**