



**Planning Advisory Board/Zoning Commission
February 24, 2026 Agenda
2 Park Drive South, Great Falls, MT
Commission Chambers, Civic Center
3:00 PM**

In order to honor the Right of Participation and the Right to Know (Article II, Sections 8 and 9 of the Montana Constitution), the City of Great Falls and Planning Advisory Board/Zoning Commission are making every effort to meet the requirements of open meeting laws: • The agenda packet material is available on the City's website: <https://greatfallsmt.net/meetings>. The Public may view and listen to the meeting on government access channel City-190, cable channel 190; or online at <https://greatfallsmt.net/livestream>. • Public participation is welcome in the following ways: • Attend in person. Please refrain from attending in person if you are not feeling well. • Provide public comments via email. Comments may be sent via email before 12:00 PM on Tuesday, February 24, 2026 to: jnygard@greatfallsmt.net. Include the agenda item or agenda item number in the subject line, and include the name of the commenter and either an address or whether the commenter is a city resident. Written communication received by that time will be shared with the Planning Advisory Board/Zoning Commission and appropriate City staff for consideration during the agenda item and before final vote on the matter; and, will be so noted in the official record of the meeting.

OPENING MEETING

1. Call to Order - 3:00 P.M.
2. Roll Call - Board Introductions

Joe McMillen - Chair

Michael Gorecki - Vice Chair

Michael Bicsak

David Cantley

Jim Wingerter

3. Staff Recognition
4. Approval of Meeting Minutes - January 13, 2026

CONFLICT DISCLOSURE / EX PARTE COMMUNICATIONS

BOARD ACTIONS REQUIRING PUBLIC HEARING

BOARD ACTIONS NOT REQUIRING PUBLIC HEARING

5. Board recommendation for two new Board Members - Jerome and Klind

COMMUNICATIONS

PUBLIC COMMENT

Public Comment on any matter and that is within the jurisdiction of the Planning Advisory Board/Zoning Commission. Please keep your remarks to a maximum of five (5) minutes. Speak into the microphone, and state your name and address for the record.

ADJOURNMENT

(Please exit the chambers as quickly as possible. Chamber doors will be closed 5 minutes after adjournment of the meeting.)

Assistive listening devices are available for the hard of hearing, please arrive a few minutes early for set up, or contact the City Clerk's Office in advance at 455-8451. Wi-Fi is available during the meetings for viewing of the online meeting documents.

Planning Advisory Board/Zoning Commission meetings are televised on cable channel 190 and streamed live at <https://greatfallsmt.net>. Meetings are re-aired on cable channel 190 the following Thursday at 7 p.m.

**MINUTES OF THE MEETING
GREAT FALLS PLANNING ADVISORY BOARD/ZONING COMMISSION
January 13, 2026**

CALL TO ORDER

Brock Cherry called the regular meeting of the Great Falls Planning Advisory Board/Zoning Commission to order at 3:00 p.m. in the Commission Chambers at the Civic Center.

ROLL CALL & ATTENDANCE

Planning Board Members present:

Joe McMillen, Chair

Michael Gorecki, Vice Chair

Michael Bicsak

David Cantley

Jim Wingerter

Planning Board Members absent:

None

Planning Staff Members present:

Brock Cherry, Director of Planning and Community Development

Lonnie Hill, Deputy Director of Planning and Community Development

Andrew Finch, Sr. Transportation Planner

Alaina Mattimiro, Associate Planner

Jamie Nygard, Sr. Administrative Assistant

Other Staff present:

None.

Mr. Cherry affirmed that a quorum of the Board was present and that he would preside over the meeting until the election of officers is held.

MINUTES

Mr. Cherry asked whether there were any comments or corrections to the November 25, 2025, meeting minutes. Seeing none, Mr. Wingerter motioned to approve the minutes as written, seconded by Mr. McMillen. All in favor, the minutes were approved.

Conflict Disclosure/Ex Parte Communications

Mr. Wingerter stated that he would recuse himself from the Federal Transit Administration Funding Contract Amendment.

BOARD ACTIONS NOT REQUIRING A PUBLIC HEARING

Election of Officers for 2026

BOARD DISCUSSION AND ACTION

MOTION: That the Planning Advisory Board/Zoning Commission elect Joe McMillen as the Chair for 2026.

Made by: Mr. Cantley

Second by: Mr. Gorecki

VOTE: All in favor, the motion passed 5-0

MOTION: That the Planning Advisory Board/Zoning Commission elect Michael Gorecki as the Vice Chair for 2026.

Made by: Mr. Cantley

Second by: Mr. Wingerter

VOTE: All in favor, the motion passed 5-0

Section 5303 Federal Transit Administration Funding Contract Amendment with the Montana Department of Transportation.

Mr. Finch stated that in November 2025, the City signed an agreement with the Department of Transportation to receive funds from the Federal Transit Administration through the Montana Department of Transportation (MDT), which then passes those funds on to the Great Falls Transit District. Each year, MDT sets a goal for the percentage of federal dollars it spends that will go toward a registered disadvantaged business enterprise, which is a minority-owned business. MDT has adjusted that goal from .7% to 0%. Therefore, the contract requires an amendment to acknowledge that change.

BOARD DISCUSSION AND ACTION

MOTION: That the Planning Advisory Board approve the Section 5303 Contract Amendment #1 with the Montana Department of Transportation.

Made by: Mr. Gorecki

Second by: Mr. Cantley

VOTE: All in favor, the motion passed 4-0

Abstained: Mr. Wingerter

Growth Policy Update

Mr. Cherry stated that the first draft of the Growth Policy Update was officially published on January 12, 2026. He stated that, statutorily, the Planning Advisory Board/Zoning Commission will be the recommending body for the Growth Policy Update to the City Commission. The open Public Comments period will end on February 28, 2026. After that, all changes from the comments and recommendations will be incorporated, and draft #2 will be issued to begin the formal process for adopting the Growth Policy Update.

Orion Planning and Design, the consultant, attended the meeting. Allison Mauch, Planner with Orion, introduced the team and outlined the Growth Policy Update roadmap and provided an overview of the chapters for the Planning Advisory Board/Zoning Commission.

Mr. Cherry stated that the Montana Land Use Planning Act has essentially created a new paradigm for Long-Range Planning. There are now specific components that must be included in the narrative. The Future Land Use map is a new component for the State of Montana. It is very different from a zoning map. It will provide greater predictability for residents and those who want to invest in the community.

Mr. Cherry stated that the goal is to complete the Growth Policy Update by late Spring or early Summer 2026.

PUBLIC COMMENTS

None.

COMMUNICATIONS

Mr. Cherry informed the board about an upcoming training session scheduled for January 27, 2026, for all Board and Commission members.

PUBLIC COMMENT

None.

ADJOURNMENT

There being no further business, Chair McMillen adjourned the meeting at 3:37 p.m.

CHAIRMAN JOE MCMILLEN

SECRETARY BROCK CHERRY



BOARDS AND COMMISSIONS
CITIZEN INTEREST FORM
(PLEASE PRINT OR TYPE)

Thank you for your interest. Citizen volunteers are regularly appointed to the various boards and commissions. This application subject to Montana Right to Know laws.

Board/Commission Applying For: Planning Advisory Board/Zoning Commission
Date of Application: 1/16/2026
Name: Wayne Klind
Home Address: 3408 6th Ave N., Great Falls MT 59401
Email address: wkling@yahoo.com
Home Phone:
Work Phone:
Cell Phone: 406-750-4411
Occupation: Retired
Employer:
Would your work schedule conflict with meeting dates? Yes [] No [x] (If yes, please explain)
Related experiences or background: Until retiring in September 2025 I was Risk Manager & Corporate Secretary at Pacific Steel & Recycling...
Educational Background: Montana State University - B.S. in Business Administration, 1987
IF NECESSARY, ATTACH A SEPARATE SHEET FOR YOUR ANSWERS TO THE FOLLOWING:
Previous and current service activities: Habitat for Humanity - Great Falls Affiliate: board member - 6 years; treasurer - 3 years
Leadership Great Falls alumni
Previous and current public experience (elective or appointive): Great Falls Growth Policy Steering Committee, May 2024 to Present
Membership in other community organizations:

<p>Have you ever worked for or are you currently working for the City of Great Falls? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, where and when?</p>	
<p>Do you have any relatives working or serving in any official capacity for the City of Great Falls? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, who, which department, and relationship?</p>	
<p>Have you ever served on a City or County board? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, what board and when did you serve?</p>	
<p>Are you currently serving on a Board? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, which board?</p>	
<p>Are you a Qualified Elector? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> (Any citizen of Cascade County 18 years of age or older who meets the registration and residence requirements provided by law is a qualified elector unless he is serving a sentence for a felony in a penal institution or is of unsound mind, as determined by a court.)</p>	
<p>Please describe your interest in serving on this board/commission? I want to see our community continue to grow but do so responsibly. To do that I think the planning and zoning process needs to be consistent, predictable, and fair to everyone - developers, property owners, and the public. I would like to serve on the Planning Advisory Board/Zoning Commission to help make that happen.</p>	
<p>Please describe your experience and/or background which you believe qualifies you for service on this board/commission? Serving on the Growth Policy Steering Committee for the last 18 months has given me a deeper understanding of the planning process, land use regulations, and the community's vision and goals that were identified during this process. In my 36-year business career I've learned how to listen objectively, build consensus, and make fact-based decisions.</p>	
<p>Additional comments: Thanks for your consideration.</p>	
<p>Signature Wayne Klind</p>	<p>Date: 1/16/2026</p>

If you are not selected for the current opening, your application may be kept active for up to one year by contacting the City Manager's office. Should a board/commission vacancy occur within 30 days from the last City Commission appointment, a replacement member may be selected from citizen interest forms submitted from the last advertisement. For more information, contact the City Manager's office at 455-8450.

Return this form to:

Mail: City Manager's Office
 P.O. Box 5021
 Great Falls, MT 59403

Hand Deliver: City Manager's Office
 Civic Center, Room 201
 2 Park Drive South

Email:
 kartis@greatfallsmt.net



BOARDS AND COMMISSIONS
CITIZEN INTEREST FORM
(PLEASE PRINT OR TYPE)

Thank you for your interest. Citizen volunteers are regularly appointed to the various boards and commissions. This application subject to Montana Right to Know laws.

Board/Commission Applying For: Planning Advisory Board
Date of Application: 10/28/2025
Name: Leah Jerome
Home Address: 2708 1 Ave N
Email address: jl8956019@gmail.com
Home Phone: 406 590 4325
Work Phone: 406 454 6973
Cell Phone: 406 590 4325
Occupation: Director, Grants
Employer: Alluvion Health
Would your work schedule conflict with meeting dates? No
Related experiences or background: I have a background in Economics and Regulatory Matters with a public utility in Calgary, AB, Canada...
Educational Background: BSc Biochemistry
IF NECESSARY, ATTACH A SEPARATE SHEET FOR YOUR ANSWERS TO THE FOLLOWING:
Previous and current service activities: Member, St. Ann's Cathedral, Big Brothers and Sisters of Cascade County (Big Sister), HRSA Grant Reviewer, Junior League
Previous and current public experience (elective or appointive): Former Miss Calgary Stampeder, Former chair Petroleum Wives Club (Scotland, U.K), Toastmasters group Speakers Pipeline, CWNG, Calgary, AB, Canada
Membership in other community organizations:

<p>Have you ever worked for or are you currently working for the City of Great Falls? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, where and when?</p>	
<p>Do you have any relatives working or serving in any official capacity for the City of Great Falls? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, who, which department, and relationship?</p>	
<p>Have you ever served on a City or County board? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, what board and when did you serve?</p>	
<p>Are you currently serving on a Board? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> If yes, which board?</p>	
<p>Are you a Qualified Elector? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> (Any citizen of Cascade County 18 years of age or older who meets the registration and residence requirements provided by law is a qualified elector unless he is serving a sentence for a felony in a penal institution or is of unsound mind, as determined by a court.)</p>	
<p>Please describe your interest in serving on this board/commission? I have attended city commission meetings and am a member of my neighborhood council. I enjoy our great city of Great Falls, am an avid user of River's Edge Trail and parks. I hope to be of service to our city of Great Falls with my drafting and utilities background.</p>	
<p>Please describe your experience and/or background which you believe qualifies you for service on this board/commission? I have a background in Economics and Regulatory Matters with a public utility in Calgary, AB, Canada and worked in pipeline, working with city planners in suburban development and housing/utilities. I have a 20+ year career in the oil industry and worked as a Draftsman. I currently attend Continuum of Care meetings in my current work role here in Great Falls, MT and am a member of the special Homeless to Housed committee working to alleviate housing issues. I have written several successful multi-million-dollar Federal grants in my current role from HUD, HRSA, SAMHSA and the state of Montana.</p>	
<p>Additional comments:</p>	
<p>Signature Leah Jerome</p>	<p>Date: 10/28/2025</p>

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Return this form to:

Mail: City Manager's Office P.O. Box 5021 Great Falls, MT 59403	Hand Deliver: City Manager's Office Civic Center, Room 201 2 Park Drive South	Email: kartis@greatfallsmt.net
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Jamie Nygard

From: Big Sky Custom Home Design <bigskychd@gmail.com>
Sent: Wednesday, February 4, 2026 5:50 PM
To: Jamie Nygard
Subject: Interviews Recommendations

Follow Up Flag: Follow up
Flag Status: Completed

Jamie,

I recommend that the applications for Wayne Klind and Leah Jerome go in front of the Planning and Zoning Board at the next scheduled meeting. Both applicants came across as professional and well spoken in addition to being eager to serve their community. They both had backgrounds in different industries, but portrayed a need for a healthy balance of growth and preservation of the things that make the community special including our downtown and the natural environment. I believe each of the applicants has a unique perspective and skillset that will serve to add a broader depth of knowledge and experience to the board and community we represent.

Respectfully,

--

Mike Gorecki
Big Sky Custom Home Design, LLC
406-231-6392
www.bigskycustomhomedesign.com



Jamie Nygard

From: Joe McMillen <coachjoe@bresnan.net>
Sent: Friday, February 13, 2026 11:04 AM
To: Jamie Nygard
Subject: Re: Planning and Advisory Board Recommendations

Great Falls Planning and Advisory Board,

I am recommending the appointment of 2 new members to our board. Both of these individuals are more than qualified to hold position on our board for the City of Great Falls.

Leah Jerome:

Leah scored well above average in her interview on Feb 4th. Her motive for working with our Board was sincere. Leah has experience that I believe is relevant in helping her in make good decisions for the City of Great Falls. Leah is very observant, her ability to listen is outstanding, and she has vision for the future of our community. This is why I feel she is a perfect fit for our board. Please consider her appointment.

Wayne Klind:

Wayne also scored well above average in his interview on Feb 4th. Wayne has a sincere desire to serve in our community. Wayne has an exceptional understanding of the purpose of our Board and how it functions. Wayne's experiences with our Growth Policy, Business, and Decision Making are unique and valuable. I am recommending Wayne's appointment to our Board.

Sincerely,

Joe McMillen

City of Great Falls Planning and Advisory Board