

CITY OF MEDORA COUNCIL Proceedings

City of Medora Minutes of Regular Meeting 5/19/2026 (Subject to Council review and approval)

Consent Agenda
The meeting was called to order at 6:00pm by Chairman Jim Bridger. Zoning board members present were Karen Putnam, Ella-Jo Corneil, John Tczap, and Zoning Board Administrator Jessica Walz. Zoning Board member Doug Ellison was absent.

- Minutes from April 21, 2026

The minutes from the regular meeting on April 21, 2026, were presented for approval. Corneil moved to approve the minutes from April 21, 2026; Putnam seconded. Motion passed unanimously.

Old Business
• 2026-18- Revised
NAME: L'Amour Bistro, LLC

LOCATION: 215 4th St
PROPOSAL: Signage
Shannon Halvorson presented her application to the board for signage for L'Amour Bistro. Mrs. Halvorson responded to questions from the board. Tczap made a motion to approve the application as submitted, Corneil seconded. Motion passed unanimously.

New Business
• NO 2026-24
NAME: MBC Properties, LLC — Kyle Skachenko

LOCATION: 3576 East River Rd. S
PROPOSAL: Metal Roof for 4 Cabins

Corneil made a motion to approve the application as submitted, Tczap seconded. Motion passed unanimously.

- NO 2026-25
NAME: The Dufour Collaborative

LOCATION: Multiple Locations
PROPOSAL: Signage
Elizabeth Makkai (The Dufour Collaborative) presented her application to the board via Zoom for Signage.

Mrs. Makkai responded to questions from the board. Corneil made a motion to approve the signage, with the exception that the City Council must review and approve the locations; Tczap seconded.

The motion passed unanimously.

- NO 2026-26
NAME: The Dufour Collaborative

LOCATION: 14675 I-94 Loop West
PROPOSAL: Signage
Elizabeth Makkai (The Dufour Collaborative) presented her application to the board via Zoom for Signage.

Mrs. Makkai responded to questions from the board. Corneil made a motion to approve the application as submitted; Putnam seconded. Motion passed unanimously.

- NO 2026-27
NAME: The Dufour Collaborative

LOCATION: 251 Main Street
PROPOSAL: Temporary Tent

Elizabeth Makkai (The Dufour Collaborative) presented her application to the board via Zoom for a temporary tent. Mrs. Makkai responded to questions from the board. Corneil made a motion to move the application to City Council for further action; Tczap seconded. Motion passed unanimously.

- NO 2026-28
NAME: The Dufour Collaborative

LOCATION: Multiple Locations
PROPOSAL: Dumpsters and Porta Pottys

Elizabeth Makkai (The Dufour Collaborative) presented her application to the board via Zoom for dumpsters and porta pottys. Mrs. Makkai responded to questions from the board. Putnam made a motion to move to City Council for further action; Corneil seconded. Motion passed unanimously.

- 2026-29
NAME: Theodore Roosevelt Presidential Library - Zach Mathern

LOCATION: Château Site 27-140-102
PROPOSAL: Directional Signage

Zach Mathern, representing the Theodore Roosevelt Presidential Library, presented a signage application and responded to questions from the Board. Tczap made a motion to approve the application, contingent upon the removal of Hotel

1883, Medora Campground, and Pitchfork Fondue from the sign; Putnam seconded. The motion passed unanimously.

- NO 2026-30 Phase 1
NAME: TRMF
LOCATION: Section S1/2 Sect 22 Township T140N Range R102W

PROPOSAL: Plat of West Medora Development to split area into lots Clarence Sitter (Theodore Roosevelt Medora Foundation) and Steve Burian (Burian & Associates) requested a lot split for the Plat of West Medora Development, and responded to questions from the board. Putnam made a motion to move the application to City Council for further action; Tczap seconded. Motion passed unanimously.

- NO 2026-31
NAME: Hannah Freiboth
LOCATION: 425 Broadway

PROPOSAL: Signage for New Building
Hannah Freiboth and Rebecca Kasian presented an application to the board for signage and responded to questions from the board. Corneil made a motion to approve the application as submitted; Tczap seconded.

Motion passed unanimously.
Miscellaneous Announcements

- Deadline for Zoning - Friday, June 5, 2026 @ 12:00pm
- Zoning Meeting — Tuesday, June 16, 2026 @ 6:00pm

Adjourn
Corneil made a motion to adjourn at 6:45pm; Tczap seconded. Motion passed unanimously.

/s/ Derwin Zuroff
Derwin Zuroff, Mayor
/s/ Ivy Maus
Ivy Maus, Auditor
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**VOTE TUESDAY, JUNE 9
REPUBLICAN PRIMARY**

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Paid for by the candidates – Kessel, Dodge, Kempenich



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Elect

Rodney (Rudy)

SYMINOW

**District 2 Billings County
COMMISSIONER**

- Past Billings County firefighter for 18 years. Served as Training Officer, Deputy Chief and Chief of Fryburg station. Firefighter of the Year in 1994.
- Vice Chairman of Billings County Zoning Board
- Billings County Historical Society Board Member
- Billings County School District Bus Contractor and Driver.

Your Vote & Support will be greatly appreciated.

Thank you, Rodney (Rudy) Syminow

Paid for by Candidate