



City of Sidney, MT
Zoning/Board of Adjustment Meeting 6/3/26
June 03, 2026 8:00 AM
115 2nd Street SE | Sidney, MT 59270

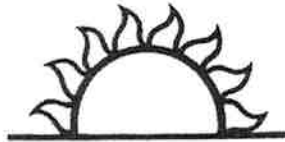
Board meetings are open to the public attending in person. If the public does not wish to participate in person, they are also invited to participate via a Zoom meeting or via phone:

Meeting ID: 713 080 5898 Passcode: 4332809 Call: 1-346-248-7799

1. New Business

[a.](#) Variance Request- Micheletto & Larson

[b.](#) Conditional Use Request-Skin Satin MD, LLC



Montana's Sunrise City

APPLICATION FOR A VARIANCE WITHIN THE CITY OF SIDNEY

The undersigned hereby makes application for a variance pursuant to Chapter 11.22.48 of the Sidney Zoning Ordinance

Name of Property Owner: Jamie Larson

Name of Applicant: Royce Micheletto

Address of Applicant: 314 8th St. SE

Phone Number of Applicant: 406-480-1848

Legal Description of property: Kenoyer Add S33, T23 N, R59 E Block 074, lot 011

Current Zoning: R3

Land Area: 6000 ft²

Variance request if for the following reasons: To obtain functional indoor parking for 2 vehicles & a rear enclosed entry to our house

(use additional pages if necessary)

In addition to the above, submit a plot plan drawn to scale on paper not larger than 11" x 17" which includes all existing and proposed structures and proposed variance measurements, a list of names, mailing addresses, and labels of all property owners within 300ft of the subject property and a **\$500 filing fee. The application will not be considered complete until all information is submitted.**

Procedure

The Board of Adjustment is assigned authority to hear, consider and make recommendations to the Mayor and City Council on whether to approve, approve with conditions or disapprove applications on Variance application. These applications are reviewed and decided pursuant to procedures in Section 11.21.48 Procedures for Decisions by Planning Board/Zoning Commission of Board of Adjustment.

Standards

Approval of a Variance shall require the Board Of Adjustment making each of the following Finding of Fact. Please write a short explanation why you feel your project meets these requirements. **All seven must be met**

1. Special Conditions

There are special circumstances or conditions that are peculiar to the land or building for which the Variance is sought that do not apply generally to land or buildings in the neighborhood; and

see attached

City of Sidney

Item a.



Montana's Sunrise City

2. Not Result of Applicant

The special circumstances or conditions have not resulted from an act of the applicant or been established to circumvent this Ordinance; and

See attached

3. Strict Application Unreasonable

Due to the special circumstances or conditions, the strict application of the Ordinance would deprive the applicant of reasonable use of the land or building or create an undue hardship on the landowner; and

See attached

4. Necessary to Provide Reasonable Use

Granting the Variance is necessary to provide a reasonable use of the land or building; and

See attached

5. Minimum Variance

The Variance is the minimum variance necessary to allow a reasonable use of the land or building; and

See attached

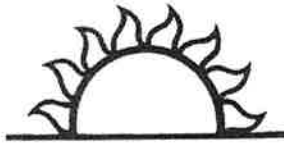
6. Not Injurious

Granting the Variance will not be injurious to the neighborhood or detrimental to the public welfare; and

see attached

City of Sidney

Item a.



Montana's Sunrise City

7. Consistent with Ordinance

Granting the Variance is consistent with the purposes and intent of this Ordinance. Code States:

"11.1.30 PURPOSES AND INTENT

The purposes and intent of this Zoning Ordinance are to:

11.1.31 PURPOSE

Promote the health, safety and general welfare for the citizens of Sidney; and

11.1.32 INTENT

Implement the policies, goals and strategies of Sidney Growth Policy."

A variance to Allowed Uses of zoning district is prohibited.

See attached

I hereby certify that the above information is true and correct for the above described property.

Rene Mitchell

Applicant Signature

For Office Use Only

Date Filed: _____

Filing Fee: _____

Vote (3 yes votes are required to grant a variance)

_____ Yes _____	_____ No _____
_____ Yes _____	_____ No _____
_____ Yes _____	_____ No _____
_____ Yes _____	_____ No _____
_____ Yes _____	_____ No _____

Board decision to approve/deny request/and or conditions of approval: _____

Chairperson Signautre: _____

1. 8th Street SE is a primary street of travel and parking for school functions and activities. It is not ideal to utilize parking at the front of our house on the street due to possible personal property damage. The proposed garage would not be adjacent to any structures on the property to the east and would be approximately 13' from the existing structure on the property to the west.

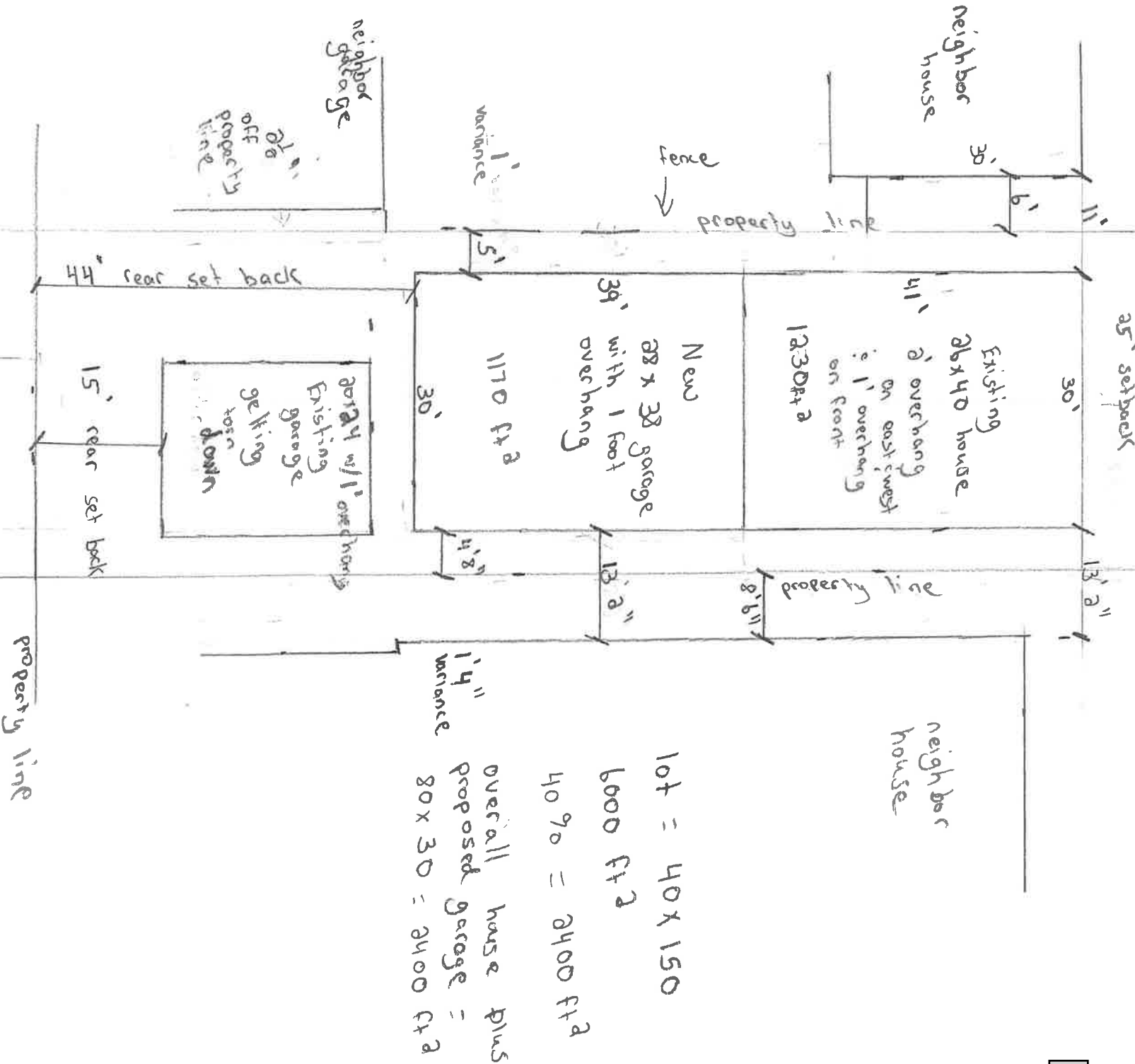
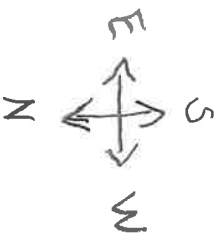
*Please refer to additional drawings.

2. The buildings and property are in the same condition as they were when originally purchased. We were not involved in the original layout or design of the property. We want to go through proper procedures to gain permission before starting construction on a new structure.
3. This would allow for functional, safe, off-street indoor parking. It would allow us to keep our valuable vehicles and tools out of the elements and out of public view in a secure structure while also providing an enclosed entry way to the back of our house.
4. This would allow for functional parking of two vehicles side by side without worry when opening doors or accessing vehicles.
5. The width of a full-size vehicle is approximately seven feet, not including mirrors. In order to fully open a door, it requires a minimum of 40-48 inches of additional clearance. Having two vehicles this adds up to 26 feet. I added an extra foot between vehicles (total of five feet) for a total inside width of 27 feet. The exterior walls would be 6 inches and an additional one-foot overhang on each side brings the total to 30 feet.

*Please refer to additional drawings.

6. The existing smaller garage would be torn down. The new garage would give more setback from the public alley and would not cause any harm to the neighboring properties.
7. It would add appeal, functionality and value to the property. With that, I am asking for a variance on the east and west sides of the proposed building. One foot on the east and one foot four inches on the west. These measurements are to the eve of the new structure.

1/16" = 1'



$$\text{lot} = 40 \times 150$$

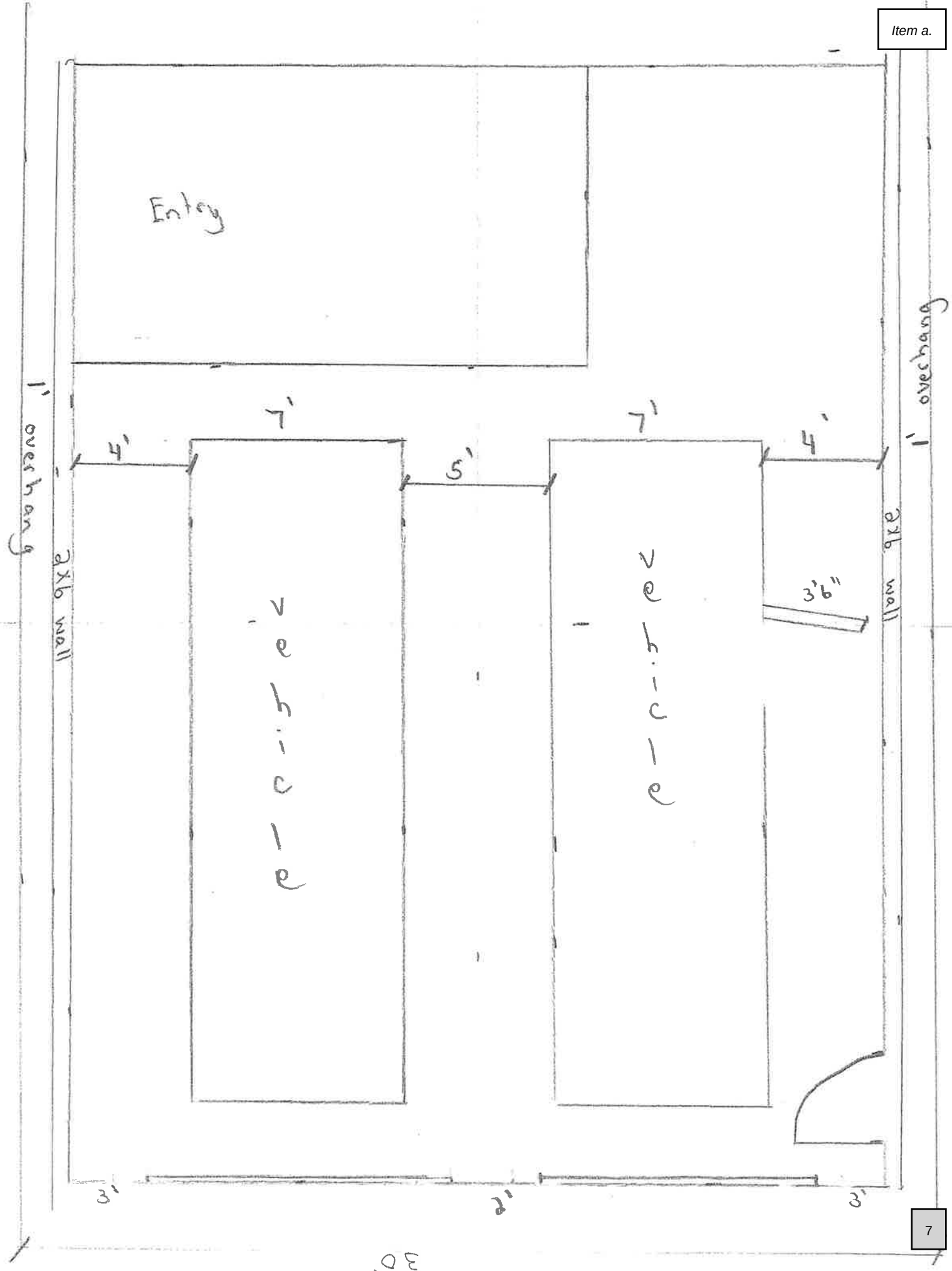
$$6000 \text{ ft}^2$$

$$40' \times 90' = 3600 \text{ ft}^2$$

$$\text{Overall house plus proposed garage} = 80 \times 30 = 2400 \text{ ft}^2$$

1/4" = 1'

Item a.



1' overhang

1' overhang

3'6" wall

3'6" wall

Entry

bed

bed

3'6"

3'

2'

3'

30'

05/11/26
15:04:48

CITY OF SIDNEY
Revenue Voucher Detail
For the Accounting Period: 5/26

Page: 1 of 1
Report ID: L110

K Lange

Doc #	Per	Line #	Fund Account	Object	Org	Proj	Receipt #	Description	Type	Rec Date/ Amount Cash Offset User ID
26-333	5/26									500.00 05/11/26 karm
								MICHELETTO & LARSON - VARIANCE APPLICATION FEE- GARAGE		
								ACTUAL BANK DEPOSIT- \$500.00		
		2	1000 341000					CHECK 4079		500.00 101000
								Total:		500.00



Outlook

Re: Notice to Run

From Receptionist <classads@esidney.com>
Date Mon 5/11/2026 3:04 PM
To Karmen Lange <clerktreasurer@cityofsidneymt.com>

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Thank you, we will publish this in the May 20th and May 27th editions of The Roundup.

On 5/11/26 2:50 PM, Karmen Lange wrote:

Good afternoon,

Please run the attached public hearing notice for the publication dates provided.

If you have any questions, please let me know. Thank you.

Karmen Lange
Interim City Clerk/Treasurer
115 2nd St SE
Sidney, MT 59270
Work: 406-433-2809
Direct: 406-630-2963

--
Deb Schieffer
The Roundup
406-433-3306



Re: Variance Request for 314 8th Street SE

Dear City of Sidney Resident,

This is notice that Jamie Larson and Royce Micheletto are requesting a variance per City Code 11-4-50. The current zoning for this location is R-3: Multiple Family Residential. The legal description is Kenoyer Addition, Block 074, Lot 011. Mrs. Larson and Mr. Micheletto would like to build a garage on the rear of the property with alley access. The request is for a variance of 1'4" on the west property line set back and 1' on the east property line set back.

A Board of Adjustments Meeting will be called for Wednesday June 3th, 2026 at 8:00 am at City Hall to decide on this matter. If you have any comment for or against this variance request please either attend the Board of Adjustments meeting or contact Interim City Clerk/Treasurer Karmen Lange, who will present to the Board.

If you have any questions, please do not hesitate to contact City Hall at the above contact information. Virtual Zoom meeting information is:

Meeting ID: 713 080 5898

Passcode: 4332809

Or by calling: 1-346-248-7799

Thank you,

Karmen Lange
Interim City Clerk/Treasurer
City of Sidney

CITY OF SIDNEY

NOTICE

There will be a Public Hearing on Wednesday June 3rd, 2026 at 8:00 A.M., at the City Council Chambers at City Hall in front of the Zoning/Board of Adjustments, for the purpose of considering a setback variance request of Jamie Larson and Royce Michelleto to have a garage within 4 feet eight inches of the west property line and 5 feet of the east property line per City Code 11-4-50. This property is located at 314 8th Street SE, Lot 11, Block 74, Kenoyer Addition.

For further information regarding this matter or call-in information, you may contact the City Clerk for the City of Sidney at 115 2nd St SE, Sidney, Montana, Tel: 406-433-2809.

Karmen Lange
Interim Clerk/Treasurer

Publish: May 20th and May 27th, 2026

Zane Panasuk & Anita Howell
805 3rd Ave SE
Sidney, MT 59270

Robert & Sherry Lessman
218 8th St SE
Sidney, MT 59270

Chase Andrews
222 8th St SE
Sidney, MT 59270

Roman Catholic Bishop of GF
310 7th St SE
Sidney, MT 59270

Bradley Renders
310 9th St SE
Sidney, MT 59270

Justin & Melissa Boyer
808 3rd Ave SE
Sidney, MT 59270

Joseph Ruiz
802 3rd Ave SE
Sidney, MT 59270

Regina Murray
316 9th St SE
Sidney, MT 59270

Jayd Rice
720 3rd Ave SE
Sidney, MT 59270

Nick Ludwig
310 8th St SE
Sidney, MT 59270

Scott Sturgis
313 8th St SE
Sidney, MT 59270

Austin Artheson
323 8th St. SE
Sidney, MT 59270

Kenneth Twedt
316 8th St SE
Sidney, MT 59270

San Juanita Villegas
PO Box 1719
Eagle Pass, TX 78853

St. Philomena School
310 7th St SE
Sidney, MT 59270

Richland County Housing Authority
1032 6th St SW
Sidney, MT 59270

Roman Catholic Bishop
310 7th St SE
Sidney, MT 59270

Ken & Barbara Mocko
503 7th St SE
Sidney, MT 59270

Ben & Aquaria Bloemers
716 4th Ave SE
Sidney, MT 59270

Jeffrey Weaver
706 4th Ave SE
Sidney, MT 59270

Ricky Nelson
409 7th St SE
Sidney, MT 59270

Sidney Public Schools
101 S Central Ave
Sidney, MT 59270

City of Sidney

Item b.



Montana's Sunrise City

sharritwigg4@gmail.com

APPLICATION FOR CONDITIONAL USE PERMIT

The undersigned hereby makes application for a conditional use permit pursuant to Chapter 11.19 of the Sidney Zoning Ordinance

→ Listed as S & S
Rental Properties, LLC

Name of Property Owner: S & S Rentals, LLC
Name of Applicant: Shari J. Twigg → SKIN SATIN MD, LLC
Address of Applicant: 209 North Central Avenue, Sidney, MT 59270
Phone Number of Applicant: 406-201-0420
Legal Description of subject property: Sidney Original Town Site - Block 6, Lots 6/7
Current Zoning: B-3 Land Area: 1200 sq ft
Conditional Use request if for the following reason: Medical Office use for medical spa
in good commercial location.
(use additional pages if necessary)

In addition to the above, submit a plot plan drawn to scale on paper not larger than 11" x 17" which includes all existing and proposed structures and proposed variance measurements, a list of names, mailing addresses, and labels of all property owners within 300ft of the subject property and a **\$600 filing fee (a maximum of eight RV's will be allowed) (Each RV will pay a per-camper fee of \$600). The application will not be considered complete until all information is submitted.**

I hereby certify that the above information is true and correct and that I am the Owner _____ Owner's Agent _____ Lessee X of the above described property.

Shari J. Twigg
Applicant Signature

For Office Use Only

Date Filed: 5/14/26 Filing Fee: \$600 OK 2282
RV 26-349
Zoning Commission: June 3rd, 2026 Action Taken: _____
Council Hearing: June 15th, 2026 Action Taken: _____

Source: Owner/Undersigned

Source: Owner/Undersigned



- B&B Original Office Area = 1162 Sq Ft

- highlighted red



AVAILABLE FOR LEASE

Item b.

209 N Central Ave, Sidney, MT

1162 Square Feet of Office Space

- Large Reception Area
- Large Office with Window
- Two Additional Private Offices
- Large Workroom with Shelves and Storage
- Break Area with Sink
- Private Bathroom
- Front and Back Entrance from Central Ave and Parking
- Wired for Voice and Data
- Utilities Included in Rent
- AVAILABLE IMMEDIATELY!

Contact Leif Anderson for More Information, a showing, or
information on rates:

Leif Anderson
406 489 0932
Leif@BeagleProperties.com



120 2nd Ave SW
Sidney, MT 59270
406.482.4480 Ofc
www.BeagleProperties.com

ArcGIS Web Map



4:2026, 12:43:34 PM

Grange! Sidney Original Town site

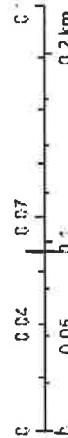
Block # 100718
Parcel # 27-344-33-2-47-07-0000

Need 300 ft cooling

$$= 0.0568 \text{ miles}$$

Office address: 209 N Centennial Ave
Sidney, NY 139270

1:4.151



Sources: Esp. Varner, Arthur D., USGS, WGA, H
CIGAR, H Robinson, NCEAS, NLS OS, I
Geocastatysen, P. J. K. waterkant, Geo
FEMA information and the GIS User R

Item b.



Re: Conditional Use Permit Request for Skin Satin MD, LLC

Dear City of Sidney Resident,

This is notice that Skin Satin MD, LLC is requesting a conditional use permit per City Code 11-12-4 for a medical office. The current zoning for this location is B-3: Central Business located at 209 N Central Avenue, which requires a conditional use permit for this intended use. The legal description is: Sidney Original Townsite, S33, T23 N, R59 E, Block 006, Lot 006 and Lot 007.

A Board of Adjustments Meeting will be called for Wednesday June 3rd, 2026 at 8:00 am at City Hall to decide on this matter. If you have any comment for or against this conditional use request please either attend the Board of Adjustments meeting or contact City Clerk Karmen Lange, who will present to the Board.

If you have any questions, please do not hesitate to contact City Hall at the above contact information. Virtual Zoom meeting information is:

Meeting ID: 713 080 5898

Passcode: 4332809

Or by calling: 1-346-248-7799

Thank you,

Karmen Lange
City Clerk/Treasurer
City of Sidney

CITY OF SIDNEY

NOTICE

There will be a Public Hearing on Wednesday June 3rd, 2026 at 8:00 A.M., at the City Council Chambers at City Hall in front of the Zoning/Board of Adjustments, for the purpose of considering a Conditional Use Permit. The request is from Skin Satin MD, LLC to have a medical office in B-3 Central Business zoning, which requires a conditional use permit for this intended use. This property is located at 209 N Central Avenue. The legal description is: Sidney Original Townsite, S33, T23 N, R59 E, Block 006, Lot 006 and Lot 007.

For further information regarding this matter or call-in information, you may contact City Clerk/Treasurer Lange at 115 2nd St SE, Sidney, Montana, Tel: 406-433-2809.

Karmen Lange
City Clerk/Treasurer

Publish: May 20th and May 27th, 2026



Outlook

Re: Notice to Run

From Receptionist <classads@esidney.com>**Date** Fri 5/15/2026 10:59 AM**To** Karmen Lange <clerktreasurer@cityofsidneymt.com>

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Thank you, we will run these in the May 20 & 27 editions of The Roundup.
On 5/15/26 10:37 AM, Karmen Lange wrote:

Happy Friday!

I have another one!

Please run the attached public hearing notice for the publication dates provided.

If you have any questions, please let me know. Thank you.

Karmen Lange
Interim City Clerk/Treasurer
115 2nd St SE
Sidney, MT 59270
Work: 406-433-2809
Direct: 406-630-2963

--

Deb Schieffer
The Roundup
406-433-3306

05/14/26
15:48:45

CITY OF SIDNEY
Revenue Voucher Detail
For the Accounting Period: 5/26

Page: 1 of 1
Report ID: L110

K Lange

Doc #	Per	Line #	Fund Account	Object	Org	Proj	Receipt #	Description	Type	Rec Date/ Amount Cash Offset User ID
26-349	5/26									600.00 05/14/26 karm
CONDITIONAL USE APPLICATION FROM SHARI TWIGG-MEDICAL SPA AT 209 N CENTRAL AVE										
ACTUAL BANK DEPOSIT: \$600.00										
		1	1000 341000					CHECK 2282		600.00 101000
Total:										600.00

Yellowstone Bank
120 2nd St SW
Sidney, MT 59270

Johnson 5 LLC
207 2nd Ave NW
Sidney, MT 59270

Mid-Rivers Telephone Coop
PO Box 280
Circle, MT 59215

NNN Reit LP
450 S Orange Ave Ste 900
Orlando, FL 32801

Niehenke Welding
312 N Central Ave
Sidney, MT 59270

Checkers Inc
PO Box 899
Sidney, MZT 59270

S&S Rental Properties LLC
108 2nd St NE
Sidney, MT 59270

Colton Moran
224 2nd Ave NE
Sidney, MT 59270

Alan Seigfreid
PO Box 387
Sidney, MT 59270

Sidney Carburetor & Electric
303 N Central Ave
Sidney, MT 59270

Hank Berry
12267 County Road 349R
Sidney, MT 59270

Purified Resource Partners LLC
PO Box 77
Sidney, MT 59270

Debra Peck
1575 10th Ave SW
Sidney, MT 59270

Trenton Taylor
215 2nd Ave NE
Sidney, MT 59270

Trenton & Nancy Taylor
11711 County Road 351R
Sidney, MT 59270

Nearfall Group LLC
919 3rd Ave SE
Sidney, MT 59270

Cynthia Linde
34880 County Road 132
Fairview, MT 59221

Boss Rentals LLC
26 Stoney Acres Ln
Glendive, MT 59330

Levantco Holdings LLC
PO Box 720
Alexander, ND 58821

Main Properties Inc
120 E Main St
Sidney, MT 59270

Veterans of Foreign Wars
124 2nd Ave NE
Sidney, MT 59270

Mercer Heritage LLC
11807 Highway 261
Sidney, MT 59270

Kelly Berger
108 E Main St
Sidney, MT 59270

Anissa Gillespie
PO Box 105
Sidney, MT 59270

Gurney Electric Inc ETAL
705 3rd St SE
Sidney, MT 59270

Mike Bergh
PO Box 282
Sidney, MT 59270

Associated Investors Group LLC
756 10th Ave SE
Sidney, MT 59270

Serina Everett
213 Lincoln Ave S
Sidney, MT 59270

David Kwasney
1106 9th Ave SW
Sidney, MT 59270

Club Tavern Inc
112 N Central Ave
Sidney, MT 59270

Maltese Tamra & Berube Nikki
113 W Main St
Sidney, MT 59270

Richland County
201 W Main St
Sidney, MT 59270