



Zoning/Board of Adjustments Meeting
October 14, 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:

<https://us06web.zoom.us/j/7130805898?pwd=tJpmtgBdGbsjBXS0EAU50ANb4u7h3L1&omn=85921416487>

Meeting: 7130805898 Passcode: 4332809 Call: 1-346-348-7799

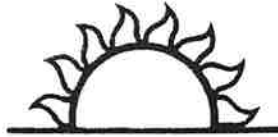
1. New Business

- a. Conditional Use-Skin Satin LED signs

Meeting Guidelines

- We ask that all participants be respectful and courteous.
- Please direct comments to the Council as a whole.
- When speaking, please state your name for the record.
- Be mindful of others by keeping comments concise and avoiding repetition.
- The presiding officer may guide speaking time to help the meeting run smoothly.
- Disruptive behavior may result in removal from the meeting.

City of Sidney



Montana's Sunrise City

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

Name of Property Owner: S+S Rental
Name of Applicant: Shari J. Twigg
Address of Applicant: 209 N Central Ave Sidney
Phone Number of Applicant: 406-201-0429 / 10420
Legal Description of subject property: SkinSatin MD LLC B+B building
Current Zoning: _____ Land Area: _____
Conditional Use request if for the following reason: 2X LED Signage

(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.**

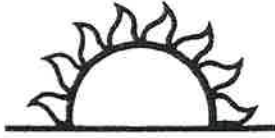
I hereby certify that the above information is true and correct and that I am the
Owner _____ Owner's Agent _____ Lessee X of the above described property.

Applicant Signature _____

For Office Use Only

Date Filed: September 10, 2026 Filing Fee: \$600 RV 27-102
Zoning Commission: October 14, 2026 Action Taken: _____
Council Hearing: October 19, 2026 Action Taken: _____

City of Sidney



Montana's Sunrise City

APPLICATION FOR CONDITIONAL USE PERMIT

This form is to be completed as part of the Conditional Use Permit process. This form must be completed or the application will be denied.

Name of Property Owner: S+S Rental
Name of Applicant: Shari J Twigg
Address of Applicant: 209 N. Central Ave Sidney
Phone Number of Applicant: 406-201-0429 / 0420
Legal Description of subject property: Skin Satin MD LLC B+B building
Current Zoning: _____ Land Area: _____
Conditional Use request if for the following reason: 2X LED Signage / Digital Electronic Graphic Display
(use additional pages if necessary) 2X 7'x4'
Along N. Central Ave
along 2nd st NE

Department: Public Works

- ☐ Approved
☐ Denied
☐ Conditionally Approved

Date: _____
Conditions: _____

Printed Name _____

Signature _____

Department: Water & Sewer Department

- ☐ Approved
☐ Denied
☐ Conditionally Approved

Date: _____
Conditions: _____

Printed Name _____

Signature _____

Department: Police Department

- ☐ Approved
☐ Denied
☐ Conditionally Approved

Date: _____
Conditions: _____

Printed Name _____

Signature _____

City of Sidney



Montana's Sunrise City

Department: Fire Department

- ☐ Approved
☐ Denied
☐ Conditionally Approved

Date:

Conditions:

Printed Name

Signature

Department: Building Inspector

- ☐ Approved
☐ Denied
☐ Conditionally Approved

Date:

Conditions:

Printed Name

Signature

Department: City Planner

- ☐ Approved
☐ Denied
☐ Conditionally Approved

Date:

Conditions:

Printed Name

Signature

Department: District Sanitarian

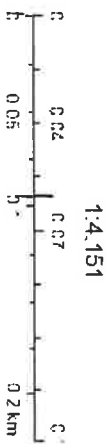
- ☐ Approved
☐ Denied
☐ Conditionally Approved

Date:

Conditions:

Printed Name

Signature



Orange: Sidney Original Town site
Black & W 7/8

Stock # 1 on 10
Rarell # 27-3444-33-2-47-07-0000
Blood

Need 300 ft radius

≈ 0.0568 miles

Office address: 209 N Central Ave
Sidney, MT 59270



September 14, 2026

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 11-17-1-C-10 for requesting placement of two LED seven foot by 4 foot (7' X 4') signs. The current zoning for this location is B-3: Central Business located at 209 N Central Avenue, which requires a conditional use permit for sign regulations. The signs will be attached to the building, one on North Central Avenue and one on 2nd Street NE. 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 October 14th, 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

The City of Sidney is an equal opportunity provider.

CITY OF SIDNEY

NOTICE

There will be a Public Hearing on Wednesday October 14th, 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 two seven foot by 4 foot (7' by 4') LED signs placed on the building in B-3 Central Business zoning, which requires a conditional use permit for regulating signs. The signs are being requested on North Central Avenue and on 2nd Street NE sides of the building. 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: September 23rd and September 30th, 2026

09/10/26
09:25:55

CITY OF SIDNEY
Revenue Voucher Detail
For the Accounting Period: 9/26

Page: 1 of 1
Report ID: 1110

K Lange

Doc #	Per	Line #	Fund Account	Object	Org	Proj	Receipt #	Description	Type	Rec Date/ Amount Cash Offset User ID	
27-102	9/26									600.00 09/10/26 karm	
			CONDITIONAL USE APPLICATION FROM SHARI TWIGG-MEDICAL SPA AT 209 N CENTRAL AVE								
			ACTUAL BANK DEPOSIT: \$600.00								
		1	1000 341000					CHECK 101		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