

CITY OF MILES CITY

Zoning Commission

PO Box 910

Miles City, MT 59301

Public Hearing & Meeting Minutes

June 10, 2026

5:30 pm

The Miles City Zoning Commission met at 5:30 pm in the City Hall Conference Room. Chairperson (CP) Leif Ronning called the meeting to order at 5:30 pm and requested a roll call. Zoning Members (ZMs) present were Leif Ronning, Melynda Hould, and Steve Palmeri. ZMs Amber Rainey and LeRoy Meidinger were absent. Also present were Planner Joel Nelson (via Zoom) and Public Works Director (PWD) Samantha Malenovsky as she served as recorder. A quorum was present. Refer to attached sign-in sheet for visitors/citizens present; Tom Kreft, Scott Kanning, Matt Suek and Olivia Prewitt were present via Zoom.

Approval of Minutes: CP Ronning called for approval of the minutes from the April 10, 2026 meeting.

****** *ZM Palmeri moved to approve the minutes from the April 10th meeting, as written, second by ZM Hould. Motion approved 3-0.*

Citizen/Visitor Request: None

Unfinished Business: None

New Business:

Public Hearing: Petition for Zone Change at 10 N. Earling, Lot 5, Block 13, East Side Addition, Change from Residential A to General Commercial: Planner Nelson gave an overview of the proposed zoning request received from applicant Olivia Prewitt with IMEG Consultants Corp, landowner Valley Financial Credit Union. Zoning change request was done to combine 10 N. Earling into one zoning designation. Currently Lot 5 is Residential A, with Lot 6 and north 10 feet of Lot 7 being General Commercial. Zone change would apply to lot 5 only and this change will make the entire property the same zone, General Commercial. Applicant proposes a landscaping buffer along the north side of the property along with a six foot fence along north boundary to screen the adjacent property.

IMEG also has stated the intent to submit a subdivision exemption claim to aggregate these lots into one lot.

Based on the findings submitted by staff it is recommended to move forward with the zone change from Residential A to General Commercial. It is recommended that the Zoning Commission adopt the preliminary report and findings as the Zoning Commission's findings of fact and recommend to Council the requested zone change be approved.

There was no public comment.

Recommendation to City Council: ZM Palmeri motions to accept the staff recommendation to rezone from Residential A to General Commercial, seconded by ZM Hould. On roll call motion passed 3-0.

Commission Member & Staff Comments: Planner Nelson stated the next meeting will address some staff recommended changes involving shipping containers, accessory buildings and 2023/2025 legislation changes. Next meeting was scheduled for July 9, 2026. [Note: next meeting was later rescheduled for July 23rd.]

Adjournment: With no further business, on motion, the meeting adjourned at 5:50 pm.

Leif Ronning
Zoning Commission Chair

Samantha Malenovsky
Recorder/Public Works Director