

CITY OF MILES CITY

Zoning Commission

PO Box 910

Miles City, MT 59301

Public Hearing & Meeting Minutes

August 13, 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, Amber Rainey, and Steve Palmeri. Also present were Planner Joel Nelson (via Zoom) and Public Works Director (PWD) Samantha Malenovsky as she served as recorder. A quorum was present. Mayor Grenz, Councilperson Rick Huber, Councilperson Brooke Bartholomew and Councilperson Jeni Losey (via Zoom) were also present. Refer to attached sign-in sheet for visitors/citizens.

Approval of Minutes: CP Ronning called for approval of the minutes from the July 23, 2026 meeting.

*** ZM Palmeri moved to approve the minutes from the July 23rd meeting, as written, second by ZM Hould. Motion approved 4-0.*

Citizen/Visitor Request: Brooke Bartholomew, 1503 N. Jordan expressed gratitude to the zoning committee for all the hard work they do.

Unfinished Business:

Public Hearing 1, continued from July 23: Draft ordinance amending various sections of the test of the city zoning code to address shipping containers and temporary buildings similar to shipping containers.

-Please see draft ordinance and preliminary report to Zoning Commission.

-Zoning Commission recommendations to City Council to follow hearing.

Planner Nelson made changes to the ordinance as recommended by Commission from July 23rd meeting.

Mayor Grenz, 506 Mississippi, stated that he heard from people that they were not in favor of shipping containers in residential zones. Rick Huber, 2015 Sudlow, stated that continuants in his Ward were also not in favor of shipping containers.

ZM Hould inquired from citizens about the storage containers and heard that they would like to see siding on the storage containers so they blend in with other residential buildings.

There was further discussion between the members and public about how shipping containers would look next to residential homes and how people don't want to look at these outside their windows. There were also ideas on how to hide these containers within yards, where they could be placed on the property and how the exterior should look.

The zoning commission also discussed accessory buildings on lots with ideas on how they should be placed, amount of the lot they can encompass and if they should be allowed as a primary building. Some of the ideas would be difficult to enforce and the commission didn't feel they had

the time to properly review the information in the preliminary report to decide. The Commission decided to add “and free from dents” to Section 24-73(a)(2) and to make Section 24-73(b)(2) match Section 24-73(a)(2)

***ZM Palmeri made a motion to recommend moving the portion of the preliminary report and ordinance that pertains to shipping containers only, with discussed changes, and table the accessory building portion of the report and ordinance, seconded by CP Ronning. Motion approved 4-0.*

Public Hearing 2, continued from July 23: *Draft ordinance amending various sections of the text of the city zoning code to address 2017-2025 legislation and miscellaneous staff-proposed zoning updates.*

-Please see draft ordinance and preliminary report to Zoning Commission.

-Zoning Commission recommendations to City Council to follow hearing.

Planner Nelson explained that he reviewed the previous meetings comments and looked further into the issue with the amount of parking spots that are required for Restaurants. He stated that what is presently in the draft ordinance matches current modern recommendations. He also discussed some other items that are being restructured due to staff changes or legislative updates. No other changes were done from last meeting.

***ZM Rainey moved to recommend to council the presented preliminary report and draft ordinance, seconded by ZM Palmeri.*

Note: near the end of the meeting when motions were made and passed, City Hall’s Wi-Fi went down and disconnected Zoom attendees from the meeting. Planner Nelson and Councilperson Losey remained connected to each other on Zoom, and PWD Malenovsky called Planner Nelson and the meeting continued with Planner Nelson and Councilperson Losey on the phone. With the technical malfunction, the Zoom recording was lost and unable to be used for preparation of these minutes.

New Business: *(none)*

Any Other Comments/Discussion: Next meeting is scheduled for September 16 at 5:30pm to continue discussion on accessory buildings on lots.

Adjournment: With no further business, on motion, the meeting adjourned at 6:50 pm.

Leif Ronning
Zoning Commission Chair

Samantha Malenovsky
Recorder/Public Works Director