

# City of Sidney



sharitwigg4@gmail.com

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

→ 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  of the above described property.

Shari J. Twigg  
Applicant Signature

### For Office Use Only

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

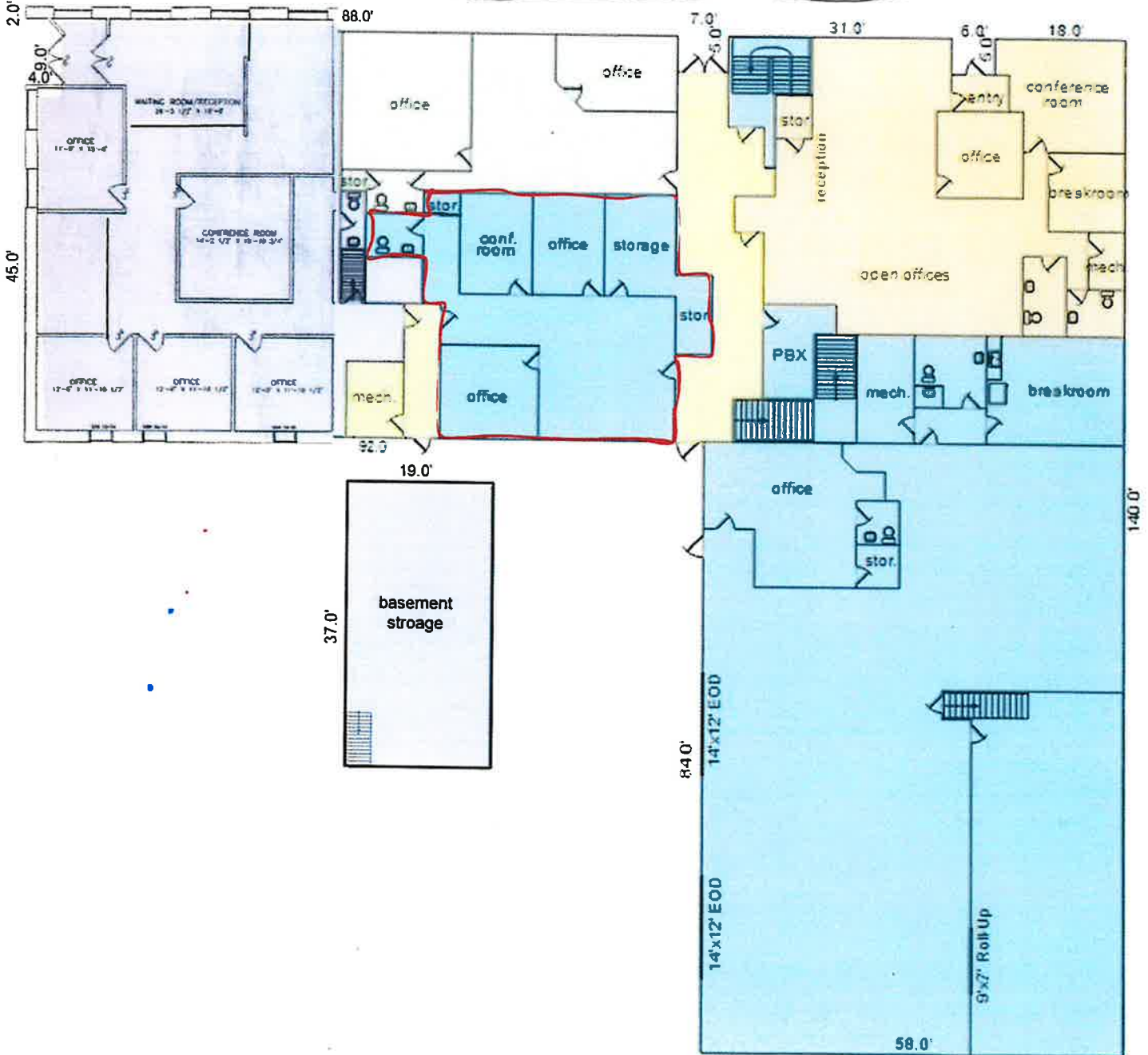
### MAIN FLOOR PLAN

Source: Owner/Undersigned



- MT Dept. of Public Health & Human Services
- Edward Jones
- MT Dept. of Labor & Industry
- B&B Builders
- Common Area

• B&B Original Office Area = 1162 Sq Ft *highlighted red*



# AVAILABLE FOR LEASE

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](mailto:Leif@BeagleProperties.com)



120 2nd Ave SW  
Sidney, MT 59270  
406.482.4480 Ofc  
[www.BeagleProperties.com](http://www.BeagleProperties.com)

# ArcGIS Web Map



4/20/26, 12:43:34 PM

Orange: Sidney Original Townsite  
Block # 6 & 7/8

Parcel # 27-3444-33-2-47-07-0000

Need 300 ft radius  
= 0.0568 miles

Office address: 209 N Central Ave  
Sidney, MT 59270

1:4,151



Sources: Esri, Garmin, Airbus DS, USGS, XGA, H  
CSIAP, H. Robinson, INCEAS, NLS, OS, I  
Geobase/Zeiss, Piktovostok, GSA, Geo  
FEMA Intermap and the GIS User community



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 3<sup>rd</sup>, 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*

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 June 3<sup>rd</sup>, 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 2<sup>nd</sup> St SE, Sidney, Montana, Tel: 406-433-2809.

Karmen Lange  
City Clerk/Treasurer

Publish: May 20<sup>th</sup> and May 27<sup>th</sup>, 2026

**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	
									<b>Total:</b>	600.00		

Yellowstone Bank  
120 2<sup>nd</sup> St SW  
Sidney, MT 59270

Johnson 5 LLC  
207 2<sup>nd</sup> 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 2<sup>nd</sup> St NE  
Sidney, MT 59270

Colton Moran  
224 2<sup>nd</sup> 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 10<sup>th</sup> Ave SW  
Sidney, MT 59270

Trenton Taylor  
215 2<sup>nd</sup> Ave NE  
Sidney, MT 59270

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

Nearfall Group LLC  
919 3<sup>rd</sup> 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 2<sup>nd</sup> 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 3<sup>rd</sup> St SE  
Sidney, MT 59270

Mike Bergh  
PO Box 282  
Sidney, MT 59270

Associated Investors Group LLC  
756 10<sup>th</sup> Ave SE  
Sidney, MT 59270

Serina Everett  
213 Lincoln Ave S  
Sidney, MT 59270

David Kwasney  
1106 9<sup>th</sup> 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