



City of Sidney, MT
Zoning/Board of Adjustment Meeting
October 16, 2024 8:00 AM
115 2nd Street SE | Sidney, MT 59270

The City Council meetings are open to the public attending in person, with masks encouraged when social distancing cannot be accomplished. If the public does not wish to participate in person, they are also invited to participate via a Zoom meeting. You can participate via phone:

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

1. New Business

[a.](#) Luinstra Zoning Change

City of Sidney

Item a.



Montana's Sunrise City

APPLICATION TO AMEND THE ZONING CODE WITHIN THE CITY OF SIDNEY

The undersigned hereby makes an application to re-zone or amend the Sidney Zoning Ordinance as set forth herein.

Name of Applicant: Kevin and Heather Luinstra
Address of Applicant: 402 29th Avenue SW, Sidney, Montana 59270
Phone Number of Applicant: 406 489-0733

If the request is for a change in Zoning Classification, complete the following:

1. Preset Zoning: R-3 Mutli-Fam Res. Proposed Zoning: R-2 One/Two Fam. Res.
2. Legal Description of the land to be rezoned: Lots 1 and 2, Block 6, Wilkinson Sub. II
3. Re-zoning request if for the following reason: Agregation of Lots

If the request is for a change to the text, complete the following:

1. Text to be changed is found in Section: Section Page: Page.
2. Change text to read: Type Text Here
(use additional pages if necessary)
3. Explain the reason for proposed change: Type Reason Here
(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 \$300 filing fee. The application will not be considered complete until all information is submitted.

R. W. Luinstra is Agent
Applicant Signature

For Office Use Only

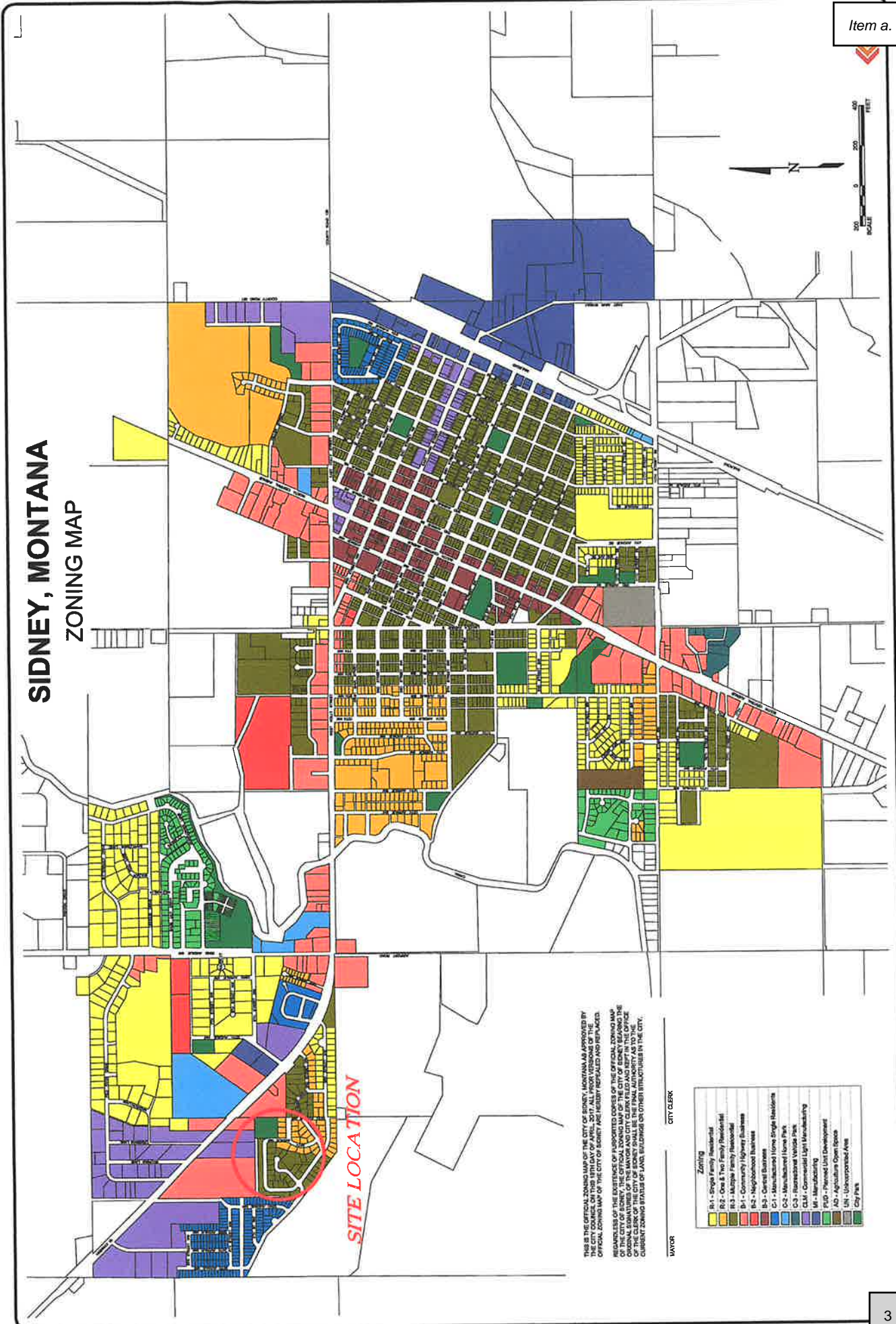
Date Filed: Sept 20th 2024 Filing Fee: \$300- rec# 24603

Zoning Commission: 10/16/2024 8am Action Taken: _____

Council Hearing: 10/21/2024 6:30pm Action Taken: _____

VICINITY MAP LUNISTRA REZONING

SIDNEY, MONTANA ZONING MAP

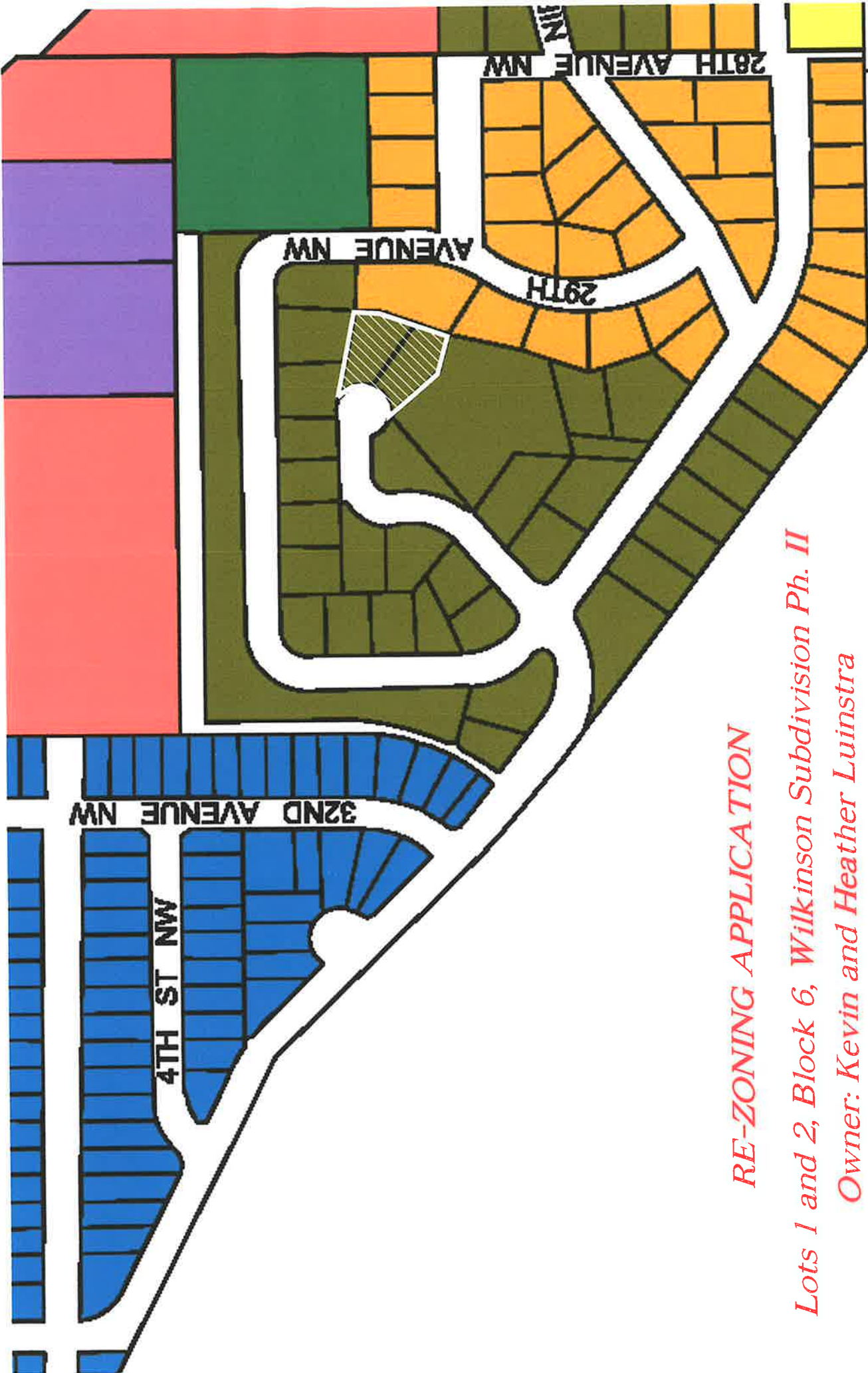


Item a.

THIS IS THE OFFICIAL ZONING MAP OF THE CITY OF SIDNEY, MONTANA AS APPROVED BY THE CITY COUNCIL ON THIS 11TH DAY OF APRIL, 2017. ALL PRIOR VERSIONS OF THE OFFICIAL ZONING MAP OF THE CITY OF SIDNEY ARE HEREBY REVOKED AND RESCINDED. REGARDLESS OF THE EXISTENCE OF SUPPORTED COPIES OF THE OFFICIAL ZONING MAP OF THE CITY OF SIDNEY, THE OFFICIAL ZONING MAP OF THE CITY OF SIDNEY IS THE ONE AND ONLY ZONING MAP OF THE CITY OF SIDNEY. THE CITY OF SIDNEY SHALL BE THE FINAL AUTHORITY AS TO THE CURRENT ZONING STATUS OF LAND, BUILDINGS OR OTHER STRUCTURES IN THE CITY.

WATER CITY CLERK

Zoning	
[Color]	B-1 - Single Family Residential
[Color]	B-2 - One & Two Family Residential
[Color]	B-3 - Multiple Family Residential
[Color]	B-1 - Community / Highway Business
[Color]	B-2 - Neighborhood Business
[Color]	B-3 - General Business
[Color]	C-1 - Manufactured / Home Single Residences
[Color]	C-2 - Manufactured / Home Park
[Color]	C-3 - Recreational Vehicle Park
[Color]	CLM - Commercial Light Manufacturing
[Color]	M - Manufacturing
[Color]	PLD - Planned Unit Development
[Color]	AD - Agriculture Open Space
[Color]	UN - Unincorporated Area
[Color]	City Park



Item a.

RE-ZONING APPLICATION

Lots 1 and 2, Block 6, Wilkinson Subdivision Ph. II

Owner: Kevin and Heather Luinstra

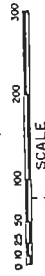
WILKINSON SUBDIVISION PHASE III

SITUATED IN SW 1/4 OF SECTION 30, T.23 N., R.59 E., P.M.M.
CITY OF SIDNEY, RICHLAND COUNTY, MONTANA

For: W. R. Wilkinson

May, 1981

By: Morrison-Maierle, Inc.



SITE MAP

LEGEND

- CORNERS FOUND IN PLACE
- BEARINGS BASED ON EAST LINE OF C.O.S. 27-186

COUNTY OF MONTANA
STATE OF MONTANA
County of Richland

NOT ALL MEN IN THESE PRESENTS: W. R. WILKINSON and JOYCE R. WILKINSON, in and with, consent of the following described tract of land, do hereby certify that they have caused to be surveyed,

Item a.

CITY OF SIDNEY

NOTICE

There will be a Public Hearing on Wednesday October 16th, 2024 at 8:00 A.M., at the City Council Chambers at City Hall in front of the Zoning Board, for the purpose of considering a request of Kevin and Heather Luinstra to amend the zoning for Lots 1 and 2, Block 6, Wilkinson Sub. II which is currently zoned R-3: Multi-Family Residential. They are requesting it be amended to R-2: One/Two Family Residential.

There will be a Public Hearing on Monday October 21st, 2024 at 6:30 P.M., at the City Council Chambers at City Hall in front of the City Council for the purpose of considering the same request. The City Council will then decide on this matter via 1st reading of an Ordinance to amend the zoning.

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. You can also obtain further information on the meeting and application on the City of Sidney website www.cityofsidneymt.com/meetings.

Jessica Chamberlin
City Clerk/Treasurer

Publish: September 28th and October 5th and 12th, 2024



Re: Zoning Change Request for Lot 1-2, Block 6, Wilkinson Subdivision II

Dear City of Sidney Resident,

This is notice that Kevin and Heather Luinstra are requesting a change in zoning classification for their property at Lot 1-2, Block 6, Wilkinson Subdivision II. The current zoning for this location is R-3: Multiple Family Residential. They would like to amend their zoning to R2: One/Two Family Residential for the purpose of aggregating lots.

A Board of Adjustments Meeting/Zoning Board will be called for Wednesday October 16th, 2024 at 8:00 am at the City Hall Council Chambers to decide on this matter. The City Council will also be holding a public hearing at their October 21st, 2024 meeting at 6:30pm.

If you have any comment for or against this zoning classification change request please either attend the Zoning Board meeting or contact City Clerk/Treasurer Jessica Chamberlin, who will present to the Zoning Board and/or City Council. You can also participate in both meetings with the following zoom information:

Meeting ID: 713 808 5898 Passcode: 4332809 Or by calling: 1-346-248-7799

If you have any questions, please do not hesitate to contact City Hall at the above contact information.

Thank you,

Jessica Chamberlin
City Clerk/Treasurer
City of Sidney

HUTTON HUGH L & ELAINE
286 NANTUCKET CT
BILLINGS, MT 59102-6831

SHEEHAN SCOTT ROBERT
401 W HOLLY ST
SIDNEY, MT 59270-3903

LUINSTRA KEVIN & HEATHER
402 29TH AVE NW
SIDNEY, MT 59270-5800

CITY OF SIDNEY
CITY HALL
SIDNEY, MT 59270

WILKINSON KELLY J & MARK W
2913 3RD ST NW
SIDNEY, MT 59270-5814

ROSS LISA R
309 29TH AVE NW
SIDNEY, MT 59270-5834

METZ JIM & AMY
2813 4TH ST NW
SIDNEY, MT 59270-5822

FAIMAN DAVID L & SARAH
2911 3RD ST NW
SIDNEY, MT 59270-5814

FINK WILLIAM D & SANDRA JEAN
313 29TH AVE NW
SIDNEY, MT 59270-5834

RICHLAND COUNTY
201 W MAIN ST
SIDNEY, MT 59270-4035

ERICKSON MONTY J
1101 5TH ST SW
SIDNEY, MT 59270-3604

MONTGOMERY ROBERT J & TINA M
2816 4TH ST NW
SIDNEY, MT 59270-5821