



City of Sidney, MT
Zoning/Board of Adjustment Meeting
May 13, 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:

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

1. New Business

[a.](#) Public Hearing: Reynolds Market Conditional Use Permit for digital electronic graphic display sign on their existing pylon sign

404 N Central (Augustus Vaux Subdivision, S28, T23 N, R59 E, Block 001, Lot 002)

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: Reynolds Management Group
 Name of Applicant: Reynolds Market Loren Kutzel
 Address of Applicant: 404 N. Central
 Phone Number of Applicant: 406 489 3099
 Legal Description of subject property: Shops at Fox Run - B1, La Augustus Vaux
 Current Zoning: Commercial Land Area: 263,699 Sq Ft. Sub
 Conditional Use request if for the following reason: Adding a video sign to Pylon sign

(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.

Applicant Signature [Signature]

For Office Use Only

Date Filed: April 28th 2026 Filing Fee: \$1000⁰⁰ (RV 26-309)
 Zoning Commission: May 13, 2026 Action Taken: _____
 Council Hearing: May 18, 2026 Action Taken: _____

Property Owners Within 300 Feet

*Loren D and Mandy M Kutzler

613 N. Central Ave.

Sidney MT, 59270

*Todd F Morasko

611 N. Central Ave.

Sidney MT, 59270

*Four Seasons RV & Trailer Park

501 N. Central Ave.

Sidney MT, 59270

*PCS Insulation LLC

409 N. Central Ave

Sidney MT, 59270

*2S Partners

108 2nd St. NE

Sidney MT, 59270

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: Reynolds Management Group
 Name of Applicant: Loren Kutcher
 Address of Applicant: 404 N. Central P.O. Box 1048
 Phone Number of Applicant: 406 489 3099
 Legal Description of subject property: Augustus Vaux Subdivision Bl. L2
 Current Zoning: Commercial Land Area: 263,699 Sq. Ft.
 Conditional Use request if for the following reason: Adding Video Sign to Rylon Sign

(use additional pages if necessary)

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

04/23/26
10:12:40

CITY OF SIDNEY
Revenue Voucher Detail
For the Accounting Period: 4/26

Page: 1 of 1
Report ID: L110

Doc #	Per	Line #	Fund Account	Object	Org	Proj	Receipt #	Description	Type	Rec Date/		
										Amount	Cash	Offset User ID
26-309	4/26									600.00	04/23/26	jess
CONDITIONAL USE APPLICATION FROM REYNOLDS MARKET-ELECTRONIC SIGN												
ACTUAL BANK DEPOSIT: \$600.00												
		1	1000 341000					CHK #38002		600.00	101000	
Total:										600.00		

J Chamberlain



Re: Conditional Use Permit Request for Reynold's Market Group

Dear City of Sidney Resident,

This is notice that Reynold's Market Group is requesting a conditional use permit per City Code 11-19-51 to have a digital electronic graphic display sign on their existing pylon sign. The current zoning for this location is B-1: Community Highway Business located at 404 N Central. The legal description is: Augustus Vaux Subdivision, S28, T23 N, R59 E, Block 001, Lot 002.

A Board of Adjustments Meeting will be called for Wednesday May 13th, 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,

Jessica Chamberlin
Chief Administrative Officer
City of Sidney

CITY OF SIDNEY

NOTICE

There will be a Public Hearing on Wednesday May 13th, 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 Reynolds Market Group, to have digital electronic graphic display sign on their existing pylon sign. This property is located at 404 N Central. The legal description is: Augustus Vaux Subdivision, S28, T23 N, R59 E, Block 001, Lot 002.

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: April 29th and May 6th, 2026