

CITY OF GILLETTE PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING  
City Council Chambers ~ City Hall  
November 22, 2016 ~ 7:00 p.m.

PRESENT

Commission Members Present: Chairman Clark Sanders, Bill Ellingson, Brenda Green, Jim Nielsen, and Cindy Reardon.

Commission Members Absent: Jennifer Thomas and Todd Matson.

Staff Present: Dustin Hamilton, Development Services Director; Mike Cole, Planning Manager; and Jill McCarty, Administrative Assistant.

CALL TO ORDER

Chairman Sanders called the meeting to order at 7:00 p.m.

APPROVAL OF THE MINUTES

A motion was made by Jim Nielsen and seconded by Cindy Reardon to approve the Pre-Meeting Workshop and Regular Meeting Minutes of the City Planning Commission Meeting of October 25, 2016, and the Pre-Meeting Workshop and Regular Meeting Minutes of the City/County Planning Commission Meeting of November 17, 2016. Motion carried 5/0.

16.044SFPM-FINAL PLAT-MINOR-Resubdivision of Lot 1, Block 1, Homco Subdivision and the adjacent Vacation 35' ROW

Mike Cole presented Case No. 16.044SFPM. Silver Spur Trading, LLC (the applicant) is requesting approval of a Final Plat with the intent of incorporating a portion of the vacated 35-foot Carson Avenue right-of-way into the existing Lot 1, Block 1 of the Homco Subdivision.

Located directly west and adjacent to the existing Lot 1, Block 1 of the Homco Subdivision is a portion of unimproved public right-of-way known as Carson Avenue that is being considered separately for vacation. If the vacation request is approved, the applicant will absorb this portion of vacated right-of-way into the existing Lot 1, Block 1 of the Homco Subdivision for future commercial development purposes. The newly created lot will be zoned C-1, General Commercial District.

Chairman Sanders asked if there were any questions. There were none.

Jim Nielsen made a motion to approve said case. Bill Ellingson seconded the motion. Motion carried 4/0/1.

16.045AP-ANNEXATION PLAT-Butler Spaeth Right of Way Annexation

Mike Cole presented Case No. 16.045AP. The City of Gillette (the applicant) is requesting annexation of a 0.965 acre parcel situated in the SE1/4 NW1/4 and the SW1/4 NE1/4 of Section 2, T49N, R72W, Campbell County, Wyoming. The applicant is requesting this parcel to be zoned I-1, Light Industrial District.

The proposed annexation area is generally located south of Shoshone Avenue. The annexation area encompasses City-owned right-of-way that was purchased in 2006 from the adjacent landowners when Butler Spaeth Road was constructed. The proposed annexation area is 100% contiguous to the corporate limits of the City of Gillette; the entire parcel is surrounded by the City's corporate limits.

Chairman Sanders asked if there were any questions. There were none.

Bill Ellingson made a motion to approve said case. Cindy Reardon seconded the motion. Motion carried 5/0.

16.046ZA-ZONING  
TEXT AMENDMENT-  
Commercial Recreation  
in I-1 Zoning District

Mike Cole presented Case No. 16.046ZA. Mr. Jerry Geer (the applicant) is requesting a Zoning Text Amendment to allow Commercial Recreation as a permitted use within the City's I-1, Light Industrial District.

The applicant would like to develop a "Cross-Fit" gym within a vacant warehouse within the City's I-1, Light Industrial District. The City's Zoning Ordinance does not currently allow "Commercial Recreation" within this District. Commercial Recreation is a permitted use in the City's C-1, General Commercial District; C-2, Central Business District; and C-3, Business/Services District.

The City has received similar requests from other businesses to add "Commercial Recreation" within the City's I-1, Light Industrial District. With the recent downturn in the economy, there is an abundance of vacant buildings within the City's I-1, Light Industrial District that could be repurposed to accommodate Commercial Recreation uses.

Chairman Sanders asked if there were any questions or comments from the public. Jerry Geer said he owns a building in an I-1 zoning where he currently operates a Cross-Fit business. He said businesses like his are drawn to the industrial areas for the big buildings with lots of space. Jerry said he was aware of gymnastics programs interested in utilizing buildings in the area as well.

Pat Avery said he has leased a building located in an I-1 zone to a gymnastics company in September, unaware the zoning regulations currently prohibit that. Pat said the location where the gymnastics company is currently, is not a "high industry" area. He said it would be nice to add commercial recreation into I-1 zoning districts.

Cindy Reardon asked Pat if the building currently has ample parking. Pat responded the 150-foot building was on a 5-acre lot with a concrete apron to accommodate vehicles, with extra spaces available as well.

Mike Cole responded that was enough hard surface area to have parking, as well as access from the street, and it meets the interests of parking requirements in the City's zoning ordinance.

Bill Ellingson made a motion to approve said case. Jim Nielsen seconded the motion. Motion carried 5/0.

OLD BUSINESS

None

NEW BUSINESS

Mike Cole reported there will there will be three cases at the December 13, 2016, meeting.

ADJOURNMENT

The meeting adjourned at 7:14 p.m.

Minutes taken and prepared by Jill McCarty, Administrative Assistant.