



**PLANNING COMMISSION AGENDA  
CITY OF GILLETTE  
COUNCIL CHAMBERS  
201 E. 5TH ST., GILLETTE, WY 82716  
Tuesday, October 28, 2025  
5:15 PM**

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**A. CALL TO ORDER**

**B. APPROVAL OF MINUTES**

**1. Approval of Minutes - October 7, 2025**

**C. CASES**

**1.**

**PL2025-0037 – Minor Subdivision – 912 N Gurley Ave**

Staff Reference: Meredith Duvall, City Planning Manager

**D. OLD BUSINESS**

**E. NEW BUSINESS**

**F. ADJOURNMENT**



**CITY OF GILLETTE  
PLANNING COMMISSION**

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**DATE:**           **October 28, 2025**

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**TITLE:**

Approval of Minutes - October 7, 2025

**ATTACHMENTS:**

[October 7, 2025 Meeting Minutes](#)

CITY OF GILLETTE PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING  
Community Room ~ City Hall ~ October 7, 2025 ~ 5:15 pm

PRESENT

Commission Members Present: Chair Shaun Hottell, Vice-Chair Richard Cone, Matthew Nelson, Brian Rozier, Jack Colson, and Lance Walker.

Commission Members Absent: Ian Scott

Staff Present: Meredith Duvall, Planning Manager; Shannon Stefanick, City Planner; Jill McCarty, Administrative Coordinator.

CALL TO ORDER

Chair Shaun Hottell called the meeting to order at 5:15 p.m.

APPROVAL OF  
THE MINUTES

A motion was made by Vice-Chair Cone to approve the meeting minutes of August 26, 2025. Lance Walker seconded the motion. Motion carried 6/0.

Case No.  
PL2025-0035 –  
MAP  
AMENDMENT –  
349, 3511 3661 S  
Douglas Hwy and  
910 Sioux Ave

The applicant, Tom Dillon, L&H Industrial, seeks to amend the Zoning Map to rezone 3499, 3511, 3661 S Douglas Highway, and 910 Sioux Avenue from I-1, Light Industrial District And C-1, General Commercial District To I-2, Heavy Industrial District.

The proposed rezone area is approximately 14.37 acres. The minimum district size for the I-2 District is 10 acres; this rezone does meet the minimum district requirements and will merge with the existing I-2 District to the east that is currently 15.21 acres making the total new I-2 District 29.58 acres.

3499 S Douglas Hwy contains one building towards the street and a fenced area used for storage along the rear of the property. 3511 S Douglas Hwy has a fence running near the front of the property and what appears to be a concrete pad, with some storage at the rear of the property. 3661 S Douglas Hwy and 910 Sioux Ave are currently vacant. All properties have access to city water, sewer, and electric utilities.

Chair Hottell asked if there were any inquiries from the public on the case, and Meredith Duvall said the Planning Division did receive one call from someone who had questions on the case, and they were in the audience for the meeting.

Chair Hottell asked if there were any comments or questions by the public or the Commission.

Allen Barelle, resident on Sioux Avenue, was present and said there have been past issues with Freund construction he has had with increased traffic on Sioux Avenue. He does not want the increased traffic with heavy trucks to happen again as he is worried about safety of the neighborhood and the work being constant day and night. Mr. Barelle said at that time he requested a fence to be put in, and only a drill pipe was installed which has caused issues for the storm sewer needing to be cleaned out of debris. Mr. Barelle wanted a noise buffering fence to be installed. Mr. Barelle said he wanted an impact study to be done to show how the rezoning would impact the neighborhood. Mr. Barelle also stated he is concerned how the rezoning would affect his property values, as well as the wildlife in the area.

Meredith Duvall said this case will be going to October 21, 2025, meeting no matter how the Planning Commission voted on this case, as they are an advisory committee for the City Council. And for the fencing Mr. Barelle was requesting, Ms. Duvall said

the developer would be required to implement a landscape and buffering plan which would be part of their commercial site plan going through city review when they are ready to develop the lots. Also, drainage and traffic studies will be required for the commercial site plan. Shannon Stefanick obtained Mr. Barelle's contact information to send him the landscaping and buffering requirements for the city.

Tom Dillon and Mike Wandler, with L&H Industrial, were present and said their business has no desire to put any additional vehicles onto Sioux Avenue and have been talking to the city's Engineering Division regarding access off Sinclair Avenue onto the property. Mr. Wandler said with the development of this property, it will give L&H Industrial a chance to continue to grow, though they do not have immediate plans to develop the property but hope to utilize it as they continue to grow. Mr. Wandler said they intend to be good neighbors and are open to installing a wall or fence for the neighbors.

Jack Colson asked if one of the lots would have to be zoned Commercial to be a buffer zoning district between the lots zoned Industrial and the lots zoned Residential. Ms. Duvall said it is not required to have a buffered zoning district, but there are buffer requirements for landscaping.

Chair Hottell asked if L&H Industrial utilized 24/7 operations, and Mr. Wandler said they did, however at this time it was a smaller crew during the night shift. Mr. Hottell asked what was being done at their current location for noise mitigation, and Mr. Wandler said the doors are shut. Mr. Wandler also said if the proposed rezoning lots were developed, he would look at putting in a tall wall to help with noise mitigation.

There being no further comments or questions, Matt Nelson made a motion to approve the case, and Lance Walker seconded. The Motion carried 6/0.

OLD BUSINESS

None.

NEW BUSINESS

Meredith Duvall said the next meetings would be October 28, 2025, and November 12, 2025, and would start being held in the Council Chambers through the duration of the construction for the remodel of City Hall.

ADJOURNMENT

The meeting was adjourned at 5:44 p.m.

Minutes taken and prepared by Jill McCarty, Administrative Coordinator.



**CITY OF GILLETTE  
PLANNING COMMISSION**

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**DATE:**            **October 28, 2025**

**TITLE:**

PL2025-0037 – Minor Subdivision – 912 N Gurley Ave

**APPLICANT/OWNER:**

Greg Dougherty, WLGV Investments LLC, Owner

**AGENT:**

Cevin Imus, Land Surveying Incorporated, Agent

**CASE SUMMARY:**

The applicant proposes to subdivide an existing 4.87-acre parcel at 912 N Gurley Ave into two lots .

**CASE BACKGROUND:**

The applicant proposes to subdivide an existing 4.87-acre parcel at 912 N Gurley Avenue into two lots . The western proposed Lot 1-D will be 0.96 acres and the eastern proposed Lot 1-C will be 3.91 acres. Each lot will have one existing structure on it.

The property located at 912 N Gurley Avenue is currently zoned I-1, Light Industrial District. In accordance with the I-1 zoning district standards, there is no minimum lot or width size requirement.

Pursuant to the City of Gillette Subdivision Regulations for commercially/industrially zoned properties, installation of water and sanitary sewer services to each lot is not required at the time of platting and can be done at the time of development. Both proposed lots do have access to city utilities (water, sewer, and electrical) along N Gurley Ave and Kluver Rd. Any service upgrades or improvements are the responsibility of the developer.

**CASE REQUIREMENTS:**

All comments from the staff review process shall be addressed.

**STAFF RECOMMENDATION:**

Staff recommends approval, subject to all Planning Requirements.

**STAFF REFERENCE:**

Meredith Duvall, City Planning Manager

**CASE MANAGER:**

Meredith Duvall, City Planning Manager

**TENTATIVE CITY COUNCIL DATE:**

November 4th, 2025

**ATTACHMENTS:**

[Planning Requirements](#)

[Vicinity Map](#)

[Resolution](#)

[Updated Plat](#)

PL2025-0037 | Minor Subdivision | 912 N Gurley Ave

Planning Requirements


1. All comments from the staff review process shall be addressed.

# Minor Subdivision - 912 N Gurley Ave



**CITY OF GILLETTE**  
 Information Technology GIS  
 P.O. Box 3003  
 Gillette, Wyoming 82717-3003  
 Phone (307) 686-5364  
 www.gillettewy.gov

THE INFORMATION ON THIS DRAWING WAS OBTAINED FROM RECORD AND DESIGN DRAWINGS. THE CITY OF GILLETTE MAKES NO GUARANTEE REGARDING THE ACCURACY OF THIS DRAWING OR THE INFORMATION CONTAINED THEREIN.



1 inch equals 167 feet  
 1 inch equals 0.03 miles  
 October 10, 2025

City of Gillette, GIS Division, Campbell County, City of Gillette, Camp

**RESOLUTION NO.**

**A RESOLUTION APPROVING AND AUTHORIZING THE  
RESUBDIVISION OF LOT 1-B OF THE UPDIKE ADDITION TO  
BE KNOWN AS LOTS 1-C AND 1-D OF THE UPDIKE  
ADDITION; TO THE CITY OF GILLETTE, WYOMING,  
SUBJECT TO ALL PLANNING REQUIREMENTS.**

WHEREAS the Final Plat of the Resubdivision of Lot 1-B of the Updike Addition to be known as Lots 1-C and 1-D of the Updike Addition; to the City of Gillette, Wyoming has been approved by the City of Gillette Planning Commission by a majority of its members on October 28<sup>th</sup>, 2025, with Planning Requirements.

WHEREAS the recording of the Resubdivision of Lot 1-B of the Updike Addition to be known as Lots 1-C and 1-D of the Updike Addition; to the City of Gillette, Wyoming; with the Campbell County Clerk and Ex-Officio Recorder of Deeds, is subject to meeting all Planning Requirements approved by the Planning Commission on October 28<sup>th</sup>, 2025.

THEREFORE, IT IS RESOLVED BY THE GOVERNING BODY OF THE CITY OF GILLETTE, WYOMING, THAT:

the Final Plat of the Resubdivision of Lot 1-B of the Updike Addition to be known as Lots 1-C and 1-D of the Updike Addition; to the City of Gillette, Wyoming, has been approved by the City of Gillette, Wyoming as prepared by Land Surveying Incorporated, signed by Cevin C. Imus, Professional Land Surveyor, Wyoming Registration Number 9328, is hereby approved for filing with the Campbell County Clerk and Ex-Officio Recorder of Deeds.

PASSED, APPROVED, AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

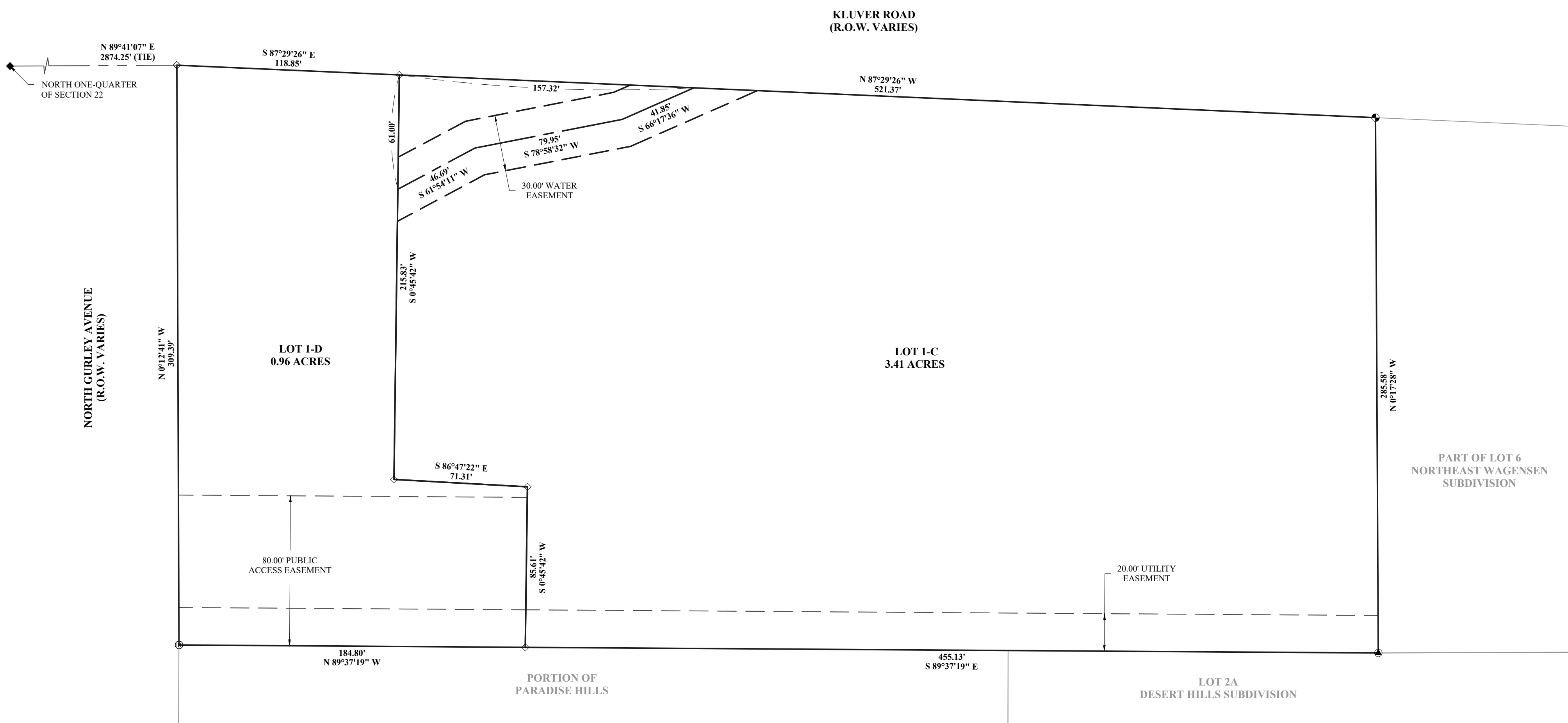
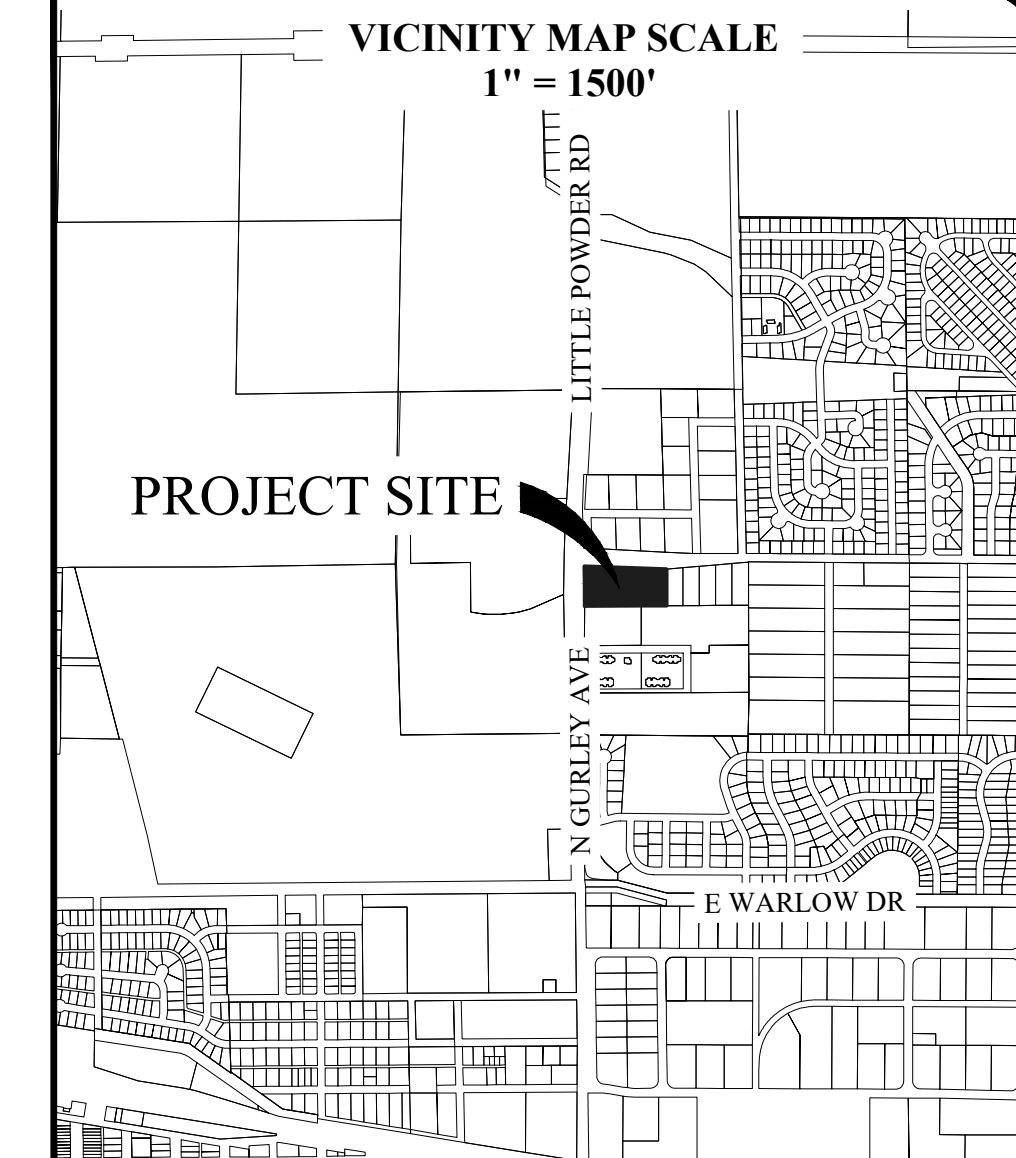
\_\_\_\_\_  
Shay Lundvall, Mayor

(S E A L)

ATTEST:

\_\_\_\_\_  
Alicia Allen, City Clerk

**FINAL PLAT  
RESUBDIVISION OF LOT 1-B  
OF THE UPDIKE ADDITION  
TO BE KNOWN AS LOTS 1-C AND 1-D OF THE UPDIKE ADDITION  
CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING**



**CERTIFICATE OF DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED WLGV INVESTMENTS, LLC, BEING THE OWNER, PROPRIETOR OR PARTY OF INTEREST IN THE LAND SHOWN ON THIS PLAT, DO HEREBY CERTIFY:

THAT THE FOREGOING PLAT DESIGNATED AS LOT 1-B OF THE UPDIKE ADDITION, CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1-C & 1-D OF THE UPDIKE ADDITION, BEING SITUATED IN A PORTION OF THE NW1/4 NW1/4, SECTION 23, TOWNSHIP 50 NORTH, RANGE 72 WEST, CAMPBELL COUNTY, WYOMING AND CONTAINS AN AREA OF 4.37 ACRES, MORE OR LESS, AND

THAT THIS SUBDIVISION, AS IT IS DESCRIBED AND AS IT APPEARS ON THIS PLAT, IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR, AND THAT THIS IS A CORRECT PLAT OF THE AREA AS IT IS DIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS.

THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN AND DESCRIBED ON THIS PLAT DOES HEREBY DEDICATE TO THE CITY OF GILLETTE AND ITS LICENSEES FOR PERPETUAL PUBLIC USE, ALL STREETS, ALLEYS, EASEMENTS AND OTHER PUBLIC LANDS WITHIN THE BOUNDARY LINES OF THE PLAT, AS INDICATED, AND NOT OTHERWISE DEDICATED FOR PUBLIC USE.

UTILITY EASEMENTS, AS DESIGNATED ON THIS PLAT, AREA HEREBY DEDICATED TO THE CITY OF GILLETTE AND ITS LICENSEES FOR PERPETUAL PUBLIC USE, FOR THE PURPOSE OF INSTALLING, REPAIRING, REINSTALLING, REPLACING AND MAINTAINING SANITARY SEWER LINES, WATER LINES, GAS LINES, ELECTRIC LINES, TELEPHONE LINES, CABLE TV LINES AND OTHER FORMS AND TYPES OF PUBLIC UTILITIES NOW OR HEREAFTER GENERALLY UTILIZED BY THE PUBLIC

ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF WYOMING ARE HEREBY WAIVED AND RELEASED.

EXECUTED THIS \_\_\_ DAY OF \_\_\_\_\_, 2025, A.D. BY:

\_\_\_\_\_  
GREG DOUGHERTY, AGENT, WLGV INVESTMENTS, LLC

STATE OF WYOMING) )  
COUNTY OF CAMPBELL)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_ DAY OF \_\_\_\_\_, 2025, A.D., BY GREG DOUGHERTY, AGENT, WLGV INVESTMENTS, LLC

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

**BASIS OF BEARING**

CITY OF GILLETTE CONTROL

**SUMMARY**

TOTAL LOTS: 2  
TOTAL AREA: 4.37 ACRES

**SUBDIVISION PURPOSE**

LOT 1-B, UPDIKE ADDITION, OF THE CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING, NOW KNOWN AS LOTS 1-C AND 1-D OF THE UPDIKE ADDITION.

**DECLARATION VACATING PREVIOUS PLATTING:**

THIS PLAT IS THE RE-SUBDIVISION OF LOT 1-B, UPDIKE ADDITION, AS RECORDED IN BOOK 6 OF PLATS, PAGE 22, OF THE OFFICIAL RECORDS OF THE CAMPBELL COUNTY CLERK. ALL EARLIER PLATS OR PORTIONS THEREOF, ENCOMPASSED BY THE BOUNDARY OF THIS PLAT ARE HEREBY VACATED.

**SURVEYOR'S CERTIFICATE**

I, CEVIN C. IMUS, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT, AND COMPLETE PLAT OF UPDIKE ADDITION, AS LAID OUT, PLATTED, AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY AND IMPROVEMENTS BY ME AND UNDER MY DIRECT SUPERVISION.

DATE OF PLAT OR MAP: SEPTEMBER, 2025 (CEVIN C. IMUS)

PAGE: 1 OF 1  
DATE: 9/17/2025  
FILE: 25187A\_MP

**CERTIFICATE OF THE CITY ENGINEER**

DATA ON THIS PLAT REVIEWED

THIS \_\_\_ DAY OF \_\_\_\_\_, 2025,  
BY THE CITY ENGINEER OF THE CITY OF GILLETTE, WYOMING

CITY ENGINEER \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY CITY OF GILLETTE PLANNING COMMISSION**

THIS PLAT APPROVED BY THE CITY OF GILLETTE PLANNING COMMISSION

THIS \_\_\_ DAY OF \_\_\_\_\_, 2025,

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

**CERTIFICATE OF ACCEPTANCE AND APPROVAL BY CITY COUNCIL**

APPROVED BY CITY COUNCIL OF THE CITY OF GILLETTE, WYOMING

THIS \_\_\_ DAY OF \_\_\_\_\_, 2025,

MAYOR \_\_\_\_\_

CITY CLERK \_\_\_\_\_

**CERTIFICATE OF COUNTY CLERK**

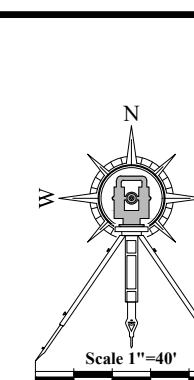
THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER

AT \_\_\_ O'CLOCK, \_\_\_ M., THIS \_\_\_ DAY OF \_\_\_\_\_, 2025,

AND IS DULY RECORDED IN BOOK \_\_\_\_\_ OF PLATS, PAGE NO. \_\_\_\_\_

CAMPBELL COUNTY CLERK \_\_\_\_\_

**FINAL PLAT  
RESUBDIVISION OF LOT 1-B  
OF THE UPDIKE ADDITION  
TO BE KNOWN AS LOTS 1-C AND 1-D OF THE UPDIKE ADDITION  
CITY OF GILLETTE, CAMPBELL COUNTY, WYOMING**



- LEGEND**
- ◇ = (SET) ALUMINUM CAP, PLS 9328
  - ⊕ = (FOUND) PLASTIC CAP, RLS 2333
  - ▲ = (FOUND) PLASTIC CAP, LS 584
  - ⊙ = (FOUND) BARE REBAR
  - ◆ = (FOUND) BRASS CAP, PLS 522, 1982

ALL COURSES ARE MEASURED UNLESS NOTED

PREPARED FOR:  
**WLGV INVESTMENTS**  
PO BOX 3334  
GILLETTE, WYOMING 82717

PREPARED BY:  
**LAND SURVEYING INCORPORATED**  
209 N. WORKS AVENUE  
GILLETTE, WY 82716  
1-307-682-1661 www.lsi-inc.us



**PRELIMINARY**