

CITY OF GILLETTE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
Community Room ~ City Hall ~ January 23, 2024 ~5:15 pm

PRESENT

Commission Members Present: Chair Shaun Hottell, Vice-Chair Ryan Conklin, Richard Cone, Matthew Nelson, Cristal Pratt, and Ian Scott.

Commission Members Absent: Jack Colson

Staff Present: Shannon Stefanick, Planner; Jill McCarty, Sr. Admin Assistant

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 Conklin to approve the meeting minutes of January 9, 2024. Cristal Pratt seconded the motion. Motion carried 6/0.

Case No.
PL2023-0044
ZONING MAP
AMENDMENT –
202 and 204
Ross Avenue

The owner, Alicia Long, is proposing to rezone Lot 2A, Block 8, Third Addition (202 & 204 Ross Ave) from C-1, General Commercial District, to C-2, Central Business District. The owner of 202 & 204 Ross Ave is also the owner of the lot to the north, 200 Ross Ave.

The owner would like to adjust the lot line between the two lots and is currently unable to as the adjusted lot line would result in a split zoned lot, which we do not allow. The proposed rezone area is 0.32 acres and is the only lot in the immediate area that is zoned C-1. The minimum district size for a C-2 zoning district is 20 acres. This rezone would meet the minimum district requirements as the adjacent C-2 zoning district that the parcel would become a part of is 40.43 acres.

This rezone would serve to correct an obvious error. The minimum district size for C-1, General Commercial District, is 4 acres. The current C-1 island is only 0.32 acres or only 8% of the minimum district size. The rezone to C-2, Central Business District, would add to the existing 40-acre C-2 zoning district, thus fixing an obvious error in district sizing.

Chair Hottell asked if there were any comments from the public or Commission on the case.

Richard Cone asked what the size of all of the lots were, and what the minimum requirement is for property zoned C-2. Shannon Stefanick said the minimum is 20 acres, and with the other surrounding properties it would add up to over 40 acres.

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

OLD BUSINESS

None.

NEW BUSINESS

Shannon Stefanick said the next meeting will be February 13, 2024.

ADJOURNMENT

The meeting was adjourned at 5:21 p.m.

Minutes taken and prepared by Jill McCarty, Sr. Admin Assistant.