

CITY OF GILLETTE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
Council Chambers ~ City Hall ~ February 10, 2026 ~ 5:15 pm

PRESENT

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

Commission Members Absent: None

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

CALL TO ORDER

Vice-Chair Richard Cone called the meeting to order at 5:15 p.m.

APPROVAL OF
THE MINUTES

A motion was made by Lance Walker to approve the meeting minutes of January 27, 2026. Ian Scott seconded the motion. Motion carried 7/0.

Case No.
PL2025-0052 –
ZONING MAP
AMENDMENT –
4303 Chancery
Lane

The applicants seek to amend the Zoning Map to rezone 4200, 4201, 4203, 4301, 4303, 4305, 4400, 4401, 4403, & 4405 Chancery Ln, 203 Mountain Shadow Ln, and a portion of 4600 Overdale, also known as the Bell Nob Golf Course, from R-S, Suburban Residential District, and R-R, Rural Residential District, to R-1, Single Family Residential District. The petition was also signed by the owner for 105 Huntington Dr although 105 Huntington Dr was not eligible to be rezoned with this petition. The lot is not contiguous to the other lots in the proposed rezone and would not meet the minimum district size requirement. Additionally 105 Huntington Dr is zoned R-2, Two Family Residential District.

Per Section 1.e(1) Amendment Procedures, Statement of Policy:

Any person, corporation, or the City may initiate amendments to the Zoning Code to:

- a) Correct an obvious error or oversight in the regulations; or
- b) Recognize changing conditions in the City that requires an amendment(s) for the public health, safety, or general welfare.

Staff recognizes that the proposed rezone serves to “correct an obvious error or oversight in the regulations” for both the included residential lots and the golf course parcel.

Bell Nob Golf Course is a large tract of unplatted land, described in a record of survey filed with the County Clerk’s Office as one parcel. All but 14.93 acres of the 456.7-acre parcel are zoned R-1, Single Family Residential District. The remaining 14.93 acres are zoned R-R, Rural Residential District. Per the City Subdivision Regulations, parcels are required to lie within a single zoning district. Additionally, a “Golf Course” is an allowed use in an R-1 District, but is not an allowed use in an R-R District.

Furthermore, when staff researched how the parcel came to lie within two zoning districts, staff was unable to find documentation as to how the 14.93 acres were zoned as R-R District, leading staff to believe that the zoning map may be in error. Per the City Zoning Ordinance, the Zoning Map is a regulatory document and requires Planning Commission review and City Council approval for all changes, including correcting errors. For these reasons, the approval of the proposed rezone would serve to correct an obvious error in the zoning map.

The 2025 Comprehensive Plan Future Land Use Map identifies the residential lots as Complete Suburban Living and the Bell Nob Golf Course parcel as Civic Use. The proposed rezone would be consistent with the Future Land Use Map.

Shannon Stefanick, City Planner, said the Planning Division received many calls on the case and were all general inquiries only with no objections.

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

There being no further comments or questions, Richard Cone made a motion to approve the case, and Lance Walker seconded. The Motion carried 6/0/1 Abstention.

Case No.
PL2025-0053 –
MINOR
SUBDIVISION –
1000 Camel Drive

The applicant seeks to plat the sites of Campbell County High School and Hillcrest Elementary School. Proposed Lot 1 is 51.07 acres and contains Campbell County High School which includes the school, football/soccer/track fields, tennis courts, a vocational tech building, and all associated parking for the above-mentioned activities. Lot 2 is 15.91 acres and contains Hillcrest Elementary School which includes the school, playground, field, and all associated parking for the above-mentioned activities. The lots are zoned C-O, Office and Institution District. Within the C-O district, the minimum lot size is 7,000 sq. ft and a minimum lot width of 50 ft. at the front setback line; both proposed lots meet these requirements.

The existing lots have City water, sanitary sewer, and electric services. No additional City service extensions are required for the filing of the proposed plat.

Meredith Duvall, City Planning Manager, said the Planning Division received no calls on the case.

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

There being no further comments or questions, Ian Scott made a motion to approve the case, and Lance Walker seconded. The Motion carried 7/0.

OLD BUSINESS None.

NEW BUSINESS Meredith Duvall said the next meeting will be February 24, 2026, and the meeting for March 10, 2026, will be canceled.

ADJOURNMENT The meeting was adjourned at 5:24 pm

Minutes prepared by Jill McCarty, Administrative Coordinator.