

CITY OF GILLETTE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
Community Room ~ City Hall ~ September 24, 2024 ~ 5:15 pm

PRESENT

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

Commission Members Absent: Jack Colson and Ian Scott.

Staff Present: Meredith Duvall, Planning Manager; Shannon Stefanick, 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 Conklin to approve the meeting minutes of September 10, 2024. Chair Hottell seconded the motion. Motion carried 5/0.

Case No.
PL2024-0085
MINOR
SUBDIVISION
– 601 & 617 E
Boxelder Road

The applicant, Zane Green, seeks to combine three lots into one lot at 601 and 617 E Boxelder Road. 617 E Boxelder Road, or lots 4A and 5A, are two lots that operate as one zone lot with one address. 601 E Boxelder, or lot 3A, is 0.20 acres, Lot 4A is .19 acres, and Lot 5A is .19 acres. All three lots are zoned C-1, General Commercial District. There is no minimum lot size, only a minimum width of 50', in a C-1 District. All three lots currently meet the minimum width requirement. If the lots are combined, the new lot will be 0.59 acres.

The property is currently utilized as a car wash, which is a permitted use in a C-1 Zoning District. The existing structure straddles the shared lot line of lots 4A and 5A. 601 E Boxelder has minimal development with only an asphalt turn around existing on the property. The purpose of this lot consolidation is to facilitate the further expansion of the car wash. A Commercial Site Plan for this expansion has been approved with the stipulation that this minor subdivision be completed and filed with the Campbell County Clerk's Office.

Shannon Stefanick said the city received no inquiries from the public on the case.

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

There being no further comments or questions Cristal Pratt made a motion to approve the case, and Richard Cone seconded. The Motion carried 5/0.

Case No.
PL2024-0087
ZONING MAP
AMENDMENT
– 206 Ross
Avenue

The owner, Jeff Wandler, is proposing to rezone 206 Ross Ave from R-4, Multi-Family Residential District, to C-2, Central Business District. The property is 0.16 acres and there is an existing building on the east side that has utility services to it.

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 property would merge with is 40.887 acres.

This proposed rezone recognizes changing conditions within the city. Across the street at 206 Ross and 211 W Second Street, the Frontier Auto Museum has expanded in recent years. As this property is also owned by the museum's owner, Mr. Wandler has relayed

to staff his intention of further expanding the museum offerings to the community and visitors.

The traditional mix of residential and commercial uses seen downtown remains present, however the northern area of downtown has seen commercial demand as more businesses are finding value in the walkable, community feel of the traditional downtown area. This rezone would recognize that the adjacent properties bordering downtown Gillette is becoming a more mixed-use neighborhood and addresses the public health and welfare aspect of the changing conditions requirements.

- Public Health – promotes walkability
- Public Welfare – increased opportunity for museum expansion, thus promoting history and cultural experiences

Meredith Duvall said the city received no inquiries from the public on the case.

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

Richard Cone asked if 202, 204, and 206 Ross were owned by the same person. Meredith Duvall said all the lots except 202, 208 and 210 on the block are owned by Mr. Wandler. Mr. Cone asked if the rezoning was taking into consideration all his property in the vicinity. Ms. Duvall said if the property does not meet the minimum district size requirement as a standalone property, the surrounding property will be looked at as it is allowed to be merged with an adjacent zoning district, and the overall zoning district does meet the minimum requirement.

Chair Hottell asked if the zoning change would fit in with the city's comprehensive plan. Ms. Duvall said the city is currently working on the land use map and while it is not finalized, discussions had with the community to compile the comprehensive plan, and the zoning does meet with what the community is saying what they want as far as walkable downtown attractions.

Chair Hottell asked what the minimum acreage for residential zoning was, as the residential lots are getting less and less in the area, he said. Ms. Duvall said it is two acres for R4 zoning, and the remaining lots would still be compliant with that.

Richard Cone asked if Mr. Wandler had stated if he had any plans for the lot he wanted rezoned. Ms. Duvall said there was a news article in the Cowboy State Daily where Mr. Wandler stated he was going to be further expanding the museum by having an outdoor neon sign museum. Mr. Cone asked if the neighbors at 208 Ross were aware of the plans for the lot and Ms. Duvall said they were aware, and surrounding property letters had gone out to area residents as well.

There being no further comments or questions Richard Cone made a motion to approve the case, and Matthew Nelson seconded. The Motion carried 5/0.

OLD BUSINESS None.

NEW BUSINESS Meredith Duvall said the next meetings will be October 8, 2024, and October 22, 2024.

ADJOURNMENT The meeting was adjourned at 5:26 p.m.

Minutes taken and prepared by Jill McCarty, Administrative Coordinator.