

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 1-2 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.