

CITY OF GILLETTE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
Community Room ~ City Hall ~ November 12, 2024 ~ 5:15 pm

PRESENT

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

Commission Members Absent: None

Staff Present: 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 Ian Scott to approve the meeting minutes of October 22, 2024. Cristal Pratt seconded the motion. Motion carried 7/0.

Case No. PL2024-0097
EASEMENT
VACATION --
200 N Garner
Lake Road

A request seeking approval for the vacation of a 20-foot public access easement at 200 N Garner Lake Rd.

The public access easement was granted in 1997 for the purpose of the City of Gillette accessing a city-owned water well that lies east of the property. A Minor Subdivision, PL2024-0088 – Peterson Subdivision, was proposed and approved at a previous meeting. This subdivision will create right-of-way (ROW) to facilitate the future expansion of Warlow Dr. This new ROW will now be utilized by city staff to access the well east of the property, rendering the existing access easement no longer necessary.

The vacation of this easement is a requirement of PL2024-0088 as the easement does not appear on the plat. The easement was left off as it was known that the owner of the property wanted to vacate the access easement.

Shannon Stefanick said the city received no calls 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 there will still be access to the well on the property. Shannon Stefanick said after the easement is filed at the County, then the subdivision plat will be filed where there is a line in between the two lots that will be the new right-of-way and will facilitate the city's access to the well. As well, there are a few utility easements located below that will allow access to the water and electrical infrastructure.

There being no further comments or questions Richard Cone made a motion to approve the case, and Vice-Chair Conklin seconded. The Motion carried 7/0.

Case No. PL2024-0096
ZONING MAP
AMENDMENT
Parcel No.
20140221161
0310332631206

The owner is proposing to rezone Parcel No. 201402211610310332631206 that is along Force Road from R-S, Suburban Residential District to C-1, General Commercial District. The property is approximately 0.96 acres and is currently vacant; there are city utilities available.

The minimum district size for a C-1 zoning district is 4 acres. This rezone would not meet the minimum district requirements as the adjacent C-1 zoning district that the property would merge with is only 1.88 acres; the merging of this rezone would help the

existing come closer to compliance, as it would become 2.84 acres, but it would still be short of the 4-acre minimum.

The Zoning Ordinance does allow for adjacent County Zoning to be taken into consideration for minimum acreage calculations if the use is similar to those being sought by the applicant (Section 12.f.2.d); for the purpose of this rezone request, Staff does recognize that the adjacent County Zoning District is C-1, General Commercial, and can be used to meet the minimum acreage requirements, which it does at 17.16 acres.

Shannon Stefanick said the city received several inquiries from the public on the case. Most were concerns of what will be done with the parcel and if obnoxious structures are being built and lighting being put in. None of the citizen calls were in direct opposition but they did have concerns, Ms. Stefanick said.

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

Carolyn Killion, owner/resident next to the proposed rezoned property, was present and said she has come into meetings the past regarding this property and wanted to know how many times she had to come in and fight against a proposed rezoning on the property. Ms. Killion said the rezoning did not pass Council voting last time, she said due to the residents such as herself speaking out against it. Ms. Killion said she has lived in her home for 35 years and is concerned that once the property is zoned commercial it can be used for just about anything including a truck stop or a bar.

Ms. Killion said she is concerned for the children riding bikes on the sidewalk if it were to be turned into a truck stop. Ms. Killion said with her bedroom facing the property she is also concerned with lighting that will be used and if trucks will be pulling in and out of the area at all hours of the night. Ms. Killion said while The Little Store was located on one of the lots, she said she called police several times due to attempted break-ins, fights, and vandalism, and is concerned with changing the zoning to commercial that it would bring up the crime rate in the area.

Ms. Killion thinks with the lot staying zoned residential it would continue to be a buffer for herself and the other residents for the commercial property traffic. Ms. Killion said there is a sign for no use of Jake Brakes by semi-trucks; however, she said she hears the trucks using the brakes coming down the hill. She feels if a truck stop were to be put in there would be even more trucks using them and feels no tickets are being given out that she has witnessed and has believes that the sign does not stop the use of the brakes.

Ms. Stefanick said the landscaping code does call for a buffer between commercial and residential properties, so there would be a buffer to whatever is built on the property.

William Hoskinson, owner of the proposed rezoned property, was present and said they just purchased the property along with the two adjacent lots, and their plans are rather transparent as they are going to build a gas station and a convenience store on the initial lot where the Little Store was located. The next phase of their plan would be a strip mall with a coffee shop and restaurant that served breakfast along with spaces for others to rent. Mr. Hoskinson said a truck stop would not work on the property for a variety of reasons.

Ms. Killion asked for the strip mall what the working hours would be and if it would be late night, Mr. Hoskinson said for Gillette a late-night business would most probably not work

as Gillette's businesses are typically 8 am to 5 pm or a little later so it would follow those hours.

Chair Hottell asked what type of buffer was being looked at being put in. Mr. Hoskinson said he was looking for the result to look very nice and he would do what was required as far as the landscaping buffer and to address the concerns of the residents.

Richard Cone said another concern was the lighting of the businesses at night for those that live in the area and asked if the lights would be not glaring in the residents' windows. Mr. Hoskinson said he could handle that with dimmers on the lights and use other technology to handle that. Mr. Hoskinson said the empty lots do back up to residents' homes and they would be cognizant of it, as the other two lots zoned commercial were also backed up against residential lots.

There being no further comments or questions Matthew Nelson made a motion to approve the case, and Jack Colson seconded. The Motion carried 7/0.

OLD BUSINESS None.

NEW BUSINESS Shannon Stefanick said the next meeting will be December 10, 2024. There will not be a Planning Commission Meeting on November 26, 2024, or December 24, 2024.

ADJOURNMENT The meeting was adjourned at 5:37 p.m.

Minutes taken and prepared by Jill McCarty, Administrative Coordinator.