

CITY OF GILLETTE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
City Council Chambers ~ City Hall
June 13, 2017 ~ 7:00 p.m.

PRESENT

Commission Members Present: Vice-Chair Jennifer Thomas, Cindy Reardon, Jim Nielsen and Todd Mattson.

Commission Members Absent: Brenda Green.

Staff Present: Heath VonEye, City Engineer/Planning Manager; Natalie Buchwald, Planner; Clark Sanders, Planner; and Jill McCarty, Administrative Assistant.

CALL TO ORDER

Vice-Chair Thomas called the meeting to order at 7:00 p.m.

APPROVAL OF THE MINUTES

A motion was made by Jim Nielsen and seconded by Cindy Reardon to approve the Pre-Meeting Workshop and Regular Meeting Minutes of the City Planning Commission Meeting of May 23, 2017. Motion carried 4/0.

17.021SFPM-FINAL PLAT MINOR-Dave Bundy Addition

Natalie Buchwald presented Case No. 17.021SFPM.

The owner is proposing to consolidate his various, adjacent properties into a single lot referred to as Lot 1 of the Dave Bundy Addition.

Mr. Bundy owns several properties located at the east end of East Lincoln Street in both the Northside Addition and the Bundy Addition. Recently Mr. Bundy proposed to build a shop on the parcel he owns, adjacent to his home, known as Lot 12, Block 4 of the Northside Addition. Previously, this property was zoned as R-2, Single and Two Family Residential. His intended construction was not allowable in the R-2 zoning district. Mr. Bundy then proposed to rezone his property to A, Agricultural. During the Planning Commission meeting held on April 25, 2017, the Planning Commission approved the zoning change request from R-2 to A, Agricultural zoning district. On June 6, 2017, the City Council approved the zoning map amendment.

The total acreage for the newly proposed subdivision is 3.39 acres. Mr. Bundy's existing access to his property will remain as is. This resubdivision is for ownership purposes only. All improvements to the property will require permitting approval and coordination with the City of Gillette.

Natalie said they City Planning Division had not received any calls from the public regarding this case.

Vice-Chair Thomas asked if there were any questions on the case. There were no further questions from the commission or the public on this case.

Jim Nielsen made a motion to approve said case. Cindy Reardon seconded the motion. Motion carried 4/0.

17.022Z-ZONING MAP AMENDMENT-Portion of Lot 1, Block 5, Northside Addition

Natalie Buchwald presented Case No. 17.022Z.

The owner, Mr. Bundy, is proposing to rezone a portion of his property from M-H, Mobile Home zoning district to A, Agricultural zoning district. The 60.5-foot portion of land was originally zoned M-H, Mobile Home zoning district as a part of the Lot 1, Block 5, Northside Addition zoning. Mr. Bundy is proposing to

consolidate his various, adjacent properties into one (1) lot as proposed in a previous case heard by the Planning Commission, case number 17.021SFP. To establish the same zoning district across the entire proposed Lot 1 of the Dave Bundy Addition, Mr. Bundy is proposing this zoning map amendment.

Natalie said they City Planning Division had not received any calls from the public regarding this case.

Vice-Chair Thomas asked if there were any questions on the case. There were no further questions from the commission or the public on this case.

Jim Nielsen made a motion to approve said case. Cindy Reardon seconded the motion. Motion carried 4/0.

17.023SFPM-FINAL
PLAT MINOR-Betcher
Subdivision

Natalie Buchwald presented Case No. 17.023SFPM.

In 2015 Mr. Betcher's property was annexed into the City of Gillette. The property is currently undeveloped. In fall of 2016 Mr. Betcher proposed the Betcher Subdivision. That subdivision consisted of two (2) lots. However, the Planning Division received a letter from Mr. Betcher requesting to repeal the previously approved Resolution 2580 so that he may propose a new lot layout. That repeal request will be heard by the City Council at a future meeting.

Mr. Betcher is proposing to establish two (2) lots and one (1) tract as part of the Betcher Subdivision. The proposed lot lines match the zoning designations established by the Betcher Annexation. Lot 1 being zoned as C-3, Business/Services zoning district, while Lot 2 is zoned as I-1, Light Industrial zoning district. The newly established tract, Tract A, will also be zoned as I-1, Light Industrial, but will be dedicated and deeded to the City for drainage as it is primarily covered by a large detention pond to cover the full extent of the detention pond. A portion of Lot 1 will also contain a Drainage Easement. Currently the proposed subdivision is for ownership purposes only in anticipation of future development.

Natalie said they City Planning Division had received one citizen call regarding this case, inquiring what the different zoning designations meant and what uses would be allowed in the different districts.

Vice-Chair Thomas asked if there were any questions on the case. There were no further questions from the commission or the public on this case.

Jim Nielsen made a motion to approve said case. Cindy Reardon seconded the motion. Motion carried 4/0.

17.024ZA-ZONING
TEXT AMENDMENT-
Storage in M-H Zoning
Districts

Natalie Buchwald presented Case No. 17.024ZA.

Tract D was created as part of the Ash Meadows Subdivision Phase I. The Preliminary Plat proposed mobile home lots on the entire area including Tract D; Tract D is currently vacant. In 2015 and 2017 the owner proposed to rezone a portion of Tract D from M-H, Mobile Home District to I-1, Light Industrial District. That request was not approved, so the owner is now proposing to allow for the parking and storage of personal vehicles and effects through a zoning text amendment. This zoning text amendment will apply not only to the current case, but allow for the storage of personal vehicles and effects in all M-H Mobile home zoning districts.

Vice-Chair Thomas asked if there were any questions on the case. There were no further questions from the commission or the public on this case.

Jim Nielsen made a motion to approve said case. Cindy Reardon seconded the motion. Motion carried 4/0.

OLD BUSINESS

None

NEW BUSINESS

Heath VonEye introduced himself as the City Engineer and recently-appointed Planning Manager. Heath said there will not be a meeting on June 27, or July 11, 2017, due to lack of case submittals. Todd Mattson and Jennifer Thomas were thanked for their service on the Planning Commission, as this would be their last meeting to attend.

ADJOURNMENT

The meeting adjourned at 7:15 p.m.

Minutes taken and prepared by Jill McCarty, Administrative Assistant.