

# CITY OF GILLETTE PLANNING COMMISSION

## MINUTES OF THE REGULAR MEETING

City Council Chambers ~ City Hall  
August 12, 2014 ~ 7:00 p.m.

### PRESENT

*Commission Members Present:* Chairman Sanders, Billy Montgomery, Adrienne Hahn, Jim Howard, Jennifer Thomas and Lee Wittler.

*Commission Members Absent:* Holly Helm.

*Staff Present:* Heath VonEye, City Engineer, Larry Manning, Planning Manager, Staci Bungard, Planner, and Maggie Stufflebeam, Administrative Assistant.

### CALL TO ORDER

Chairman Sanders called the meeting to order at 7:00 p.m.

### APPROVAL OF THE MINUTES

A motion was made by Ms. Hahn, seconded by Mr. Howard to approve the Minutes of the City Planning Commission Meeting of July 22, 2014. Motion carried 6/0.

### 14.046SFP – FINAL PLAT – Chara Hill Estates, Phase III

Ms. Thomas made a motion to approve said case. Ms. Hahn seconded the motion. Mr. Manning presented the case.

Chairman Sanders asked if anyone had any questions.

Larry Manning stated the City has not received all the required documents that are typically in place to submit this case to the upcoming City Council meeting.

There were no further questions or comments, therefore a vote was taken on the motion. Motion carried 6/0.

### 14.047SFP – FINAL PLAT – Lots 1A, 1B and A1, Tract M, Sunburst Subdivision No. 3, and the Adjacent vacated Right-of-Way of Crow Avenue

Ms. Thomas made a motion to approve said case. Mr. Wittler seconded the motion. Mr. Manning presented the case.

Chairman Sanders asked if anyone had any questions.

There were no questions or comments, therefore a vote was taken on the motion. Motion carried 6/0.

### 14.045SPP – PRELIMINARY PLAT – Parkside Estates, Filing I

Mr. Wittler made a motion to approve said case. Ms. Thomas seconded the motion. Ms. Bungard presented the case.

Chairman Sanders asked if anyone had any questions.

Chairman Sanders, Jennifer Thomas and Jim Howard all spoke with concern of Lot 17. They are concerned with the proposed lot size, drainage easement and future development of this lot. They made a suggestion to eliminate Lot 17, increasing the size of Lots 16 and 18.

**Tony Wille, Agent, High Plains Builders**, spoke regarding Lot 17. He explained that he also is aware of the smaller lot size, he is in the process of getting a specific floor plan designed to fit comfortably on that lot. He stated that he will not be selling Lot 17 without having a house built on it.

There were no further questions or comments, therefore, a vote was taken on the motion. Motion carried 5/1/0.

Mr. Montgomery made a motion to approve said case. Ms. Thomas seconded the motion. Ms. Bungard presented the case.

14.048SFP – FINAL  
PLAT – Tract G1 – G4  
and Tract F1 – F7,  
Resubdivision of Tract G  
and F, Sage Valley  
Estates, Phase VI

Chairman Sanders asked if anyone had any questions.

**Will Zilka, 1801 W. Beaver Drive**, spoke regarding the Tract of land behind his property. He has been maintaining the land for seven (7) years and does not feel that he should have to purchase the land now.

Chairman Sanders stated Mr. Zilka may attend the next City Council Meeting on Tuesday, August 19, 2014 and voice these concerns as well.

There were no further questions or comments, therefore a vote was taken on the motion. Motion carried 5/0/1.

#### OLD BUSINESS

#### NEW BUSINESS

Ms. Bungard stated the Joint City/County Case that was scheduled for Thursday, August 21, 2014 will postponed until further notice and there will be one (1) new case at the next regular Planning Commission Meeting on Tuesday, August 26, 2014.

#### ADJOURNMENT

There being no further business, the meeting adjourned at 7:23 p.m.

Minutes taken and prepared by Maggie Stufflebeam, Administrative Assistant, Planning Division.

*pcm081214minutes*