

CITY OF GILLETTE PLANNING COMMISSION

MINUTES OF THE REGULAR MEETING

City Council Chambers ~ City Hall
September 23, 2014 ~ 7:00 p.m.

PRESENT

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

Staff Present: Dustin Hamilton, Development Services Director, 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. Thomas, seconded by Ms. Hahn to approve the Minutes of the City Planning Commission Meeting of September 9, 2014. Motion carried 7/0.

14.055AP – ANNEXATION PLAT – Billy Bob Annexation

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

Chairman Sanders asked if anyone had any questions.

Cynthia Luth, Adjacent Land Owner, spoke regarding the possible noise and loss of privacy that may come with the new buildings that may be going up next to her two (2) properties. Ms. Luth also requested to have a decorative wall built to give her more privacy. Ms. Luth also spoke with concern of the traffic and size of the road that may occur.

There were no further questions or comments, therefore a vote was taken on the motion. Motion carried 7/0.

14.059SFP – FINAL PLAT – B-4 Subdivision

Ms. Hahn made a motion to approve said case. Mr. Howard seconded the motion. Ms. Bungard 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 6/0/1.

14.057SFP – FINAL PLAT – Paradise Pointe Subdivision

Ms. Thomas made a motion to approve said case. Ms. Hahn seconded the motion. Ms. Bungard 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 7/0.

14.063Z – ZONING MAP
AMENDMENT – from C-
3, Business/Services
District to I-1, Light
Industrial District for
property legally described
as Lot 1B, Edwards
Subdivision as shown on
the Exhibit “A” Map

Ms. Hahn 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.

Andy Mravlja, Coordinator of Facilities, CCSD, spoke regarding his concern of having the zoning changed from C-3 to I-1. The School District recently purchased the lot to the north to build a new elementary school. Mr. Mravlja is concerned with the type of industry that could possibly be moved into the lots to the south. Mr. Mravlja spoke with concern of children walking to the school and increased traffic. Mr. Mravlja is opposed to the zone change at this time.

Jaime Tarver, Property Owner, spoke regarding her concern of having the zoning changed from C-3 to I-1. Ms. Tarver is a property owner of two (2) four-plex rental buildings that are adjacent lots of the possible zoning change. She spoke with concern of future plans of having an Industrial District in an already established Residential District. Ms. Tarver would support a variance to allow an antenna needed for the proposed building in a C-3 zoning. Ms. Tarver is opposed to the zone change at this time.

Curt Betcher, Applicant, responded to the concerns of the requested zoning change from C-3 to I-1. Mr. Betcher explained that the possible future development would be an Office Building for Devon Energy. Mr. Betcher stated that he would be willing to implement a Deed Restriction to restrict any unwanted usage in the zone change.

Tom Simons, Real Estate Agent, Team Properties, explained there is a shortage of I-1 in Gillette and has been working for over two (2) years to help his clients find a location for a new office building for Devon Energy. He explained that Devon Energy would require a radio antenna for communication with their employees. This is the reason for the request to change from C-3 to I-1.

Mr. Wittler asked Tom Simons and Curt Betcher where the majority of the traffic would occur. Curt Betcher explained that 99% of the traffic from Devon Energy would be to the south of Butler Spaeth.

Ms. Helm asked what size of equipment they foresee being on this lot and the main cause of traffic.

Curt Betcher, Applicant, explained there would only be standard work trucks, it would not be an equipment yard.

Ms. Hahn made a motion to table said case. Mr. Wittler seconded the motion.

There were no further questions or comments, therefore a vote was taken to table said case. Motion carried 6/0/1.

14.064Z – ZONING MAP
AMENDMENT – from C-
3, Business/Services
District to I-1, Light
Industrial District for
property legally described
as Lot 1A, Edwards
Subdivision and Tract T,
Moon Meadow Estates
No. 3, as shown on the
Exhibit “A” Map

Mr. Wittler 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 requested to have said case tabled.

Mr. Wittler made a motion to table said case. Ms. Thomas seconded the motion.

There were no further questions or comments, therefore a vote was taken to table said case. Motion carried 6/0/1.

OLD BUSINESS

NEW BUSINESS

Ms. Bungard stated there will be two (2) new cases at the next regular Planning Commission Meeting on Tuesday, October 14, 2014.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:53 p.m.

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

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