

CITY OF GILLETTE PLANNING COMMISSION

MINUTES OF THE REGULAR MEETING

City Council Chambers ~ City Hall
October 14, 2014 ~ 7:00 p.m.

PRESENT

Commission Members Present: Chairman Clark Sanders, Billy Montgomery, Holly Helm, Jim Howard, and Lee Wittler.

Commission Members Absent: Jennifer Thomas and Adrienne Hahn.

Staff Present: Larry Manning, Planning Manager, Staci Bungard, Planner, Charlene Penfold, Administrative Supervisor, and Maggie Stuffbeam, 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 Mr. Montgomery, seconded by Mr. Howard to approve the Minutes of the City Planning Commission Meeting of September 23, 2014. Motion carried 5/0.

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

This case was tabled at the September 23, 2014 Planning Commission Meeting due to the concerns expressed by the neighboring property owners.

Mr. Montgomery made a motion to remove said case from the table. Mr. Wittler seconded the motion. A vote was taken on the motion. Motion carried 4/0/1.

It was determined that it was not necessary for the case sheet to be read. Mr. Surface stated the City has received a written request from the applicant to amend the area that is being considered for rezoning. Michael asked the applicant to explain the amendment to the Planning Commission.

Curt Betcher, 1333 Moonshiner Lane, stated he is the owner of the property and he has modified the zoning boundary to accommodate the concerned neighbors. Mr. Betcher discussed the areas that would be buffered. He asked if those who are opposed to this rezoning would make a list of their concerns and that he would consider filing a Deed Restriction on the property. Mr. Betcher stated if a pipe yard is developed, it would be an enclosed yard to meet the regulations.

Mr. Surface stated that due to the confirmation of an amended rezone, there is a new Planning requirement as follows: “The rezoning Ordinance shall take effect only after the recording of the Resubdivision Plat aligning new platted lots with the proposed zoning configuration.”

Jaime Tarver, 3921 Ariel Avenue, property owner to the northeast of the proposed rezoning stated she is in opposition of this rezoning request for a number of reasons. She purchased her property knowing the property was zoned C-3, Business/Services Zoning District, and looked forward to the development of a C-3 zoning. Ms. Tarver expressed her concerns of the rezone and the impact it would have on the nearby neighborhood. There was discussion about what is allowed in C-3 and I-1 zoning districts, in particular with accessory uses. Ms. Tarver was supportive of Devon Energy

but wishes the property to remain a C-3 zoning.

Don Hihle, Business Manager, Campbell County School District, asked for clarification on the zoning of the annexation. City staff explained to Mr. Hihle that with all annexations, the zoning of an annexation is requested at the same time as the annexation.

Curt Betcher, 1333 Moonshiner Lane, again stated he is willing to honor a Deed Restriction in an I-1 zoning should an agreement be made.

Chairman Sanders asked if anyone had any questions.

Chairman Sanders asked for a motion to amend the rezoning request. Mr. Wittler made a motion to amend the original motion as follows: A Zoning Map Amendment – from C-3, Business/Services District, to I-1, Light Industrial District for property legally described as a portion of Lot 1A, Edwards Subdivision, and a portion of Tract T, Moon Meadow Estates, No. 3, as shown on the Amended Legal Descriptions, subject to all Planning Requirements. Ms. Helm seconded the motion.

There were no further questions or comments, therefore a vote was taken on the original motion as amended. Motion carried 4/0/1.

NEW BUSINESS

Ms. Bungard stated there will be one (1) new Joint City/County case Thursday, October 16, 2014 and one (1) new case at the next regular Planning Commission Meeting on Tuesday, October 28, 2014.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:59 p.m.

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

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