

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 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 Mr. Montgomery, seconded by Mr. Howard to approve the Minutes of the City Planning Commission Meeting of September 23, 2014. Motion carried 5/0.

14.062AP – ANNEXATION PLAT Ford Annexation

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

Chairman Sanders asked if anyone had any questions.

Don Hihle, Business Manager, Campbell County School District, stated he has issues with the Light Industrial zoning request. There was discussion as to whether this should be discussed during the presentation of the Annexation, or wait until the zoning request is presented. Chairman Sanders asked Mr. Hihle to proceed with his comments.

Mr. Hihle stated the School District opposes the requested I-1, Light Industrial zoning because the School District recently purchased property to the north to build a future elementary school. He stated there are guidelines the School District follows when determining what land to purchase, the zoning of the surrounding property is one of the criteria reviewed. He stated had the School District known this property could possibly be rezoned I-1, they may have reconsidered the purchase of the property located nearby. Mr. Hihle stated that he believes that if there were a school already built to the north of this possible rezone, there would be dozens of parents and staff members that would have come forward to oppose this rezone. He stated the School District has concerns of loud noises, dust, and odors which could interfere with a school built in this area. The School District believes this property should be zoned C-3, Business/Services District. He has concerns of safety and the welfare of the students that would be attending school in the area.

There was discussion about the location of other schools within the Campbell County School District. Ms. Helm asked what the anticipated construction date is for building a new school in the area. Mr. Hihle stated in 2018.

Curt Betcher, 1333 Moonshiner Lane, stated he is the Agent for Ken Ford on the next case to be reviewed (14.064Z). Mr. Betcher stated a C-3, Business/Services District creates more traffic than a Light Industrial zoning.

There were no further questions or comments, therefore a vote was taken on the motion. 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 Stufflebeam, Administrative Assistant, Planning Division.

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