

# CITY OF GILLETTE PLANNING COMMISSION MINUTES OF THE REGULAR MEETING

City Council Chambers ~ City Hall

May 26, 2015 ~ 7:00 p.m.

## PRESENT

*Commission Members Present:* Chairman Clark Sanders, Adrienne Hahn, Jim Howard, Holly Helm, and Jennifer Thomas.

*Commission Members Absent:* Billy Montgomery and Lee Wittler.

*Staff Present:* Larry Manning, Planning Manager, Brent Albrecht, Planner, and Teddie Beck, 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 Ms. Thomas, to approve the Minutes of the City Planning Commission Meeting of April 28, 2015. Motion carried 5/0.

## 15.027ZA – ZONING TEXT AMEDMENT – To allow Residential Occupancy in Permanent and Mobile Residential Dwelling Units for Caretakers under Certain Conditions in the R-R, Rural Residential District

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

Chairman Sanders asked what the possible scenarios were in the future if we allow this to occur now.

Mr. Manning responded by stating that we could end up with two families living on one single purpose lot. Otherwise, it could be caretakers living on the lot hopefully not becoming renters.

Chairman Sanders posed the question that this could become rental property. He then asked if the audience had any questions or comments.

**Kelly Gangestad, 3455 Ridgecrest (Jacquie Ary Residence)**, stated that they are living there to assist Jacquie. She has a 4.2 acre lot and can no longer mow or take care of the weeds and fence. He said that most of the homeowners living in this subdivision are 60 plus years old and are not ready to move but they need assistance. Mr. Gangestad requested that the board think about this possibility going forward. He stated that they wish to be caretakers and keep the property aesthetically pleasing. He said he did not understand how animals could be allowed in the zoning but not a host family as caretakers. He brought up the concern of the cost of upkeep for those in need of a care. He stated that the lots are huge and he could not see how this would affect the city as a whole. He then asked board members if they had any questions for him. There were none.

Chairman Sanders asked if there were any other questions or comments from the audience.

**Stacy Ary, 479 Patriot Lane**, stated that she is Jacquie's daughter. She suggested an application process with annual renewal to enforce and maintain this ordinance. She stated the difficulty for her mother to take care of such property alone. Ms. Ary reminded the board that this area was not always zoned as part of the City and that they had no way of knowing this would happen in the future. She asked the board to consider an amendment to this ordinance.

Board member Jim Howard asked if we were to consider an amendment to the application process, who would be the enforcement agency or authority for this.

Mr. Manning responded stating there would be specific language for renewal and that our code compliance department would be aware of such permit requirements and codes and help enforce said codes.

Mr. Howard stated that he did not question the care or motives of the particular situation but rather his concern was future abuse of the ordinance with several other lots in which a man camp situation could occur.

Ms. Ary stated that she liked the idea of having to obtain a permit.

Mr. Gangestad stated that he did not see a man camp scenario ever occurring due to the fact that there would be a limit of one per two acre property and that each RV would have to be licensed.

Mr. Howard stated that his concern, if this ordinance passes, is that it could be used as a financial incentive loophole for different reasons with various motives.

Mr. Gangestad asked Mr. Manning approximately how many lots total were impacted in this ordinance.

Mr. Manning stated approximately forty four.

Mr. Gangestad thanked the board for the opportunity to speak.

Chairman Sanders asked if there were any other questions or comments from the audience.

**Rhonda Larmer, 3353 Ridgecrest**, stated that she is a neighbor to Ms. Ary and has lived at this address for 13 years. She has had to replace her mailbox 3 times due to animals in the time she has been there. She reminded the board also that the property had not always been a part of the City and that she believes their area is unique. She said she felt better knowing that Ms. Ary was being taken care of so well. She stated that this ordinance would not cause harm to others and that most all of the neighbors own campers that are parked in their driveways and that they purchased the lots they did for the space to have such things. She asked the board members to consider this ordinance on a temporary basis if not a permanent one.

Chairman Sanders asked if there were any other questions or comments.

There were no further questions or comments, therefore, a vote was taken on the motion. Motion denied 3/2.

OLD BUSINESS

NEW BUSINESS

Mr. Manning stated there will be four (4) cases at the next Planning Commission Meeting on Tuesday, June 9, 2015.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:31 p.m.

Minutes taken and prepared by Teddie Beck, Administrative Assistant.

*Pcm052615minutes*