

# CITY OF GILLETTE PLANNING COMMISSION

## MINUTES OF THE REGULAR MEETING

Second Floor Community Conference Room ~ City Hall

June 9, 2015 ~ 7:00 p.m.

### PRESENT

*Commission Members Present:* Chairman Clark Sanders, Adrienne Hahn, Jim Howard, and Lee Wittler.

*Commission Members Absent:* Billy Montgomery, Jennifer Thomas and Holly Helm.

*Staff Present:* Heath VonEye, City Engineer, Larry Manning, Planning Manager, Brent Albrecht, 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 May 26, 2015. Motion carried 4/0.

15.035Z – ZONING MAP AMEDMENT – A Portion of Tract 2C, Energy Park Third Addition, from M-H, Mobile Home District, to C-1, General Commercial District

Ms. Hahn made a motion to approve said case. Mr. Howard seconded the motion. Mr. Albrecht presented the case.

Chairman Sanders asked if anyone had any questions.

**Nello Williams, 913 Cherry Lane**, stated that he does not want a Commercial Development to be placed by his home that would disrupt the track of land for walking, biking, and the wildlife. He stated there is an Industrial Field across the street and feels this should go there. He stated that he does not want Storage Sheds to be placed on this land and would like this request to be denied.

**Nancy Hagen**, stated that she felt the sign that was posted was not visible and that she was not notified of this zone change. She spoke with concern of losing the bike path that is currently there that many children use his path to walk to Lakeview School. She stated that she spoke with Dustin Hamilton about the possibility of opening up Cherry Lane and that he stated at this time there are no plans to open up Cherry Lane. She would rather this Commercial Zoning go in to the East not to the West where their homes are.

**Chairman Clark Sanders**, stated that this case was advertised in the News-Record and that Surrounding Property Letters were sent out. He then stated that the land is currently zoned M-H and that currently 25 Mobile Homes could go in there at any time that could impact the traffic more than a Commercial Building.

**Commissioner Adrienne Hahn**, asked if staff could answer the question if the bike path would be removed or taken care of.

**Heath VonEye, City Engineer**, spoke in regards the bike trail being in the City right-of-way and that it would most likely stay where it is. He also

explained if a Commercial Site Plan is submitted they would take into consideration the traffic increase and would generate a Traffic Impact Analysis that is required by the Engineering Office.

**Jennifer Mitchell, 1673 Pathfinder**, spoke with concern of the Dedication on the Plat that was sent out with the Surrounding Property Letters. She said it stated that the City of Gillette was also shown as an owner along with the Karl M. Johnson Foundation. She also spoke with concern of the children walking on the bike path to school and doesn't want more traffic generated that could increase the risk of a child being hit. She then wanted to know what was planned to be developed on that land if it is zoned to Commercial.

**Larry Manning, Planning Manager**, stated that the City of Gillette is not an owner of that tract of land. The City does own Spruce Avenue and that is why it shows that on the Plat.

**Chairman Clark Sanders**, stated that at this time they are only in the zoning process and no Commercial Site Plan has been submitted so they do not know what is potentially planned to be placed there.

**Darwin Mitchell, 1673 Pathfinder**, would like to know if there is anyway to be notified what would possibly be placed there if it was zoned Commercial. He stated that he has heard of Storage Sheds possibly being the new Development on that land and if so, is there any regulations for a buffer and of new development. He stated at one time they did have a buffer that included many trees and berm that was torn down by the City and is no longer there. He also asked how he would obtain information and knowledge of the City's process for Approving/Notifying the public of the changes and process. He requested that more information be sent out when the public is notified of any changes around them.

**Commissioner Lee Wittler**, asked if there are regulations of when a C-1 Zoning District is next to a Residential District as far as a buffer between the two. He also wanted to clarify that there is a possibility of an Office Building that could be placed on this land as well.

**Larry Manning, Planning Manager**, stated that there is a 20 foot landscape buffer and screening fence that would go between them. There would be landscaping requirements that would be put into place. He also explained the next steps of a Commercial Site Plan and Development Plan and how one would be notified if one would be submitted. He also stated there is a long list of uses that can go into a C-1 Zoning along with C-2, and C-3.

**Brent Albrecht, Planner**, clarified where one could find the Zoning Ordinance information on the City of Gillette Website.

**Bill Vincent, 821 Cherry Lane**, stated that he wanted to know how many of the Board Members took the time to go out and look at this property to know how beautiful it is out there and understand why they don't want it to be changed.

**Planning Commission Members**, all stated that they had visited this said area and were aware of the nature of the land.

**Charlene Busk, 1505 Estes Lane**, stated that she is a previous resident of that neighborhood and spoke on the history of the berm that was removed

and the park that was never acknowledged by the City when this area was taken over. She also stated that the private property owner of this land is constantly in litigation for not taking care of his properties and does not want this to take place with the new development.

**Dick Doyle, Doyle Land Surveying, Inc., Agent**, stated that the Landowner and Developer are equally concerned about not wanting to increase the traffic onto Spruce Avenue. They feel that this would be a way to utilize this land without doing a row of Mobile Homes that would have individual driveways that would cross the bike path onto Spruce. He stated that the Owner is interested in putting a small Storage Unit that would possibly be three to four units that would have a lower level of traffic and visits to this piece of land.

**Scott Poulos, 1649 Pathfinder Circle**, stated his biggest concern would be the traffic regardless of what goes onto that piece of property. He does not want the Storage Sheds or Mobile Homes to be put up because he feels it would be an eye sore. He does agree that area does need to be developed but wants it to be the right development.

**Commissioner Jim Howard**, stated that he also lives next to an open space and understand the desire to keep open land next to one's home. He then stated that they must understand that it is Private Property and it will not remain open space regardless what is placed on that property. He then stated if the Developer was requesting R-1 Zoning it would still generate more traffic regardless. He agreed that this is good fit for an addition to this property that would not allow 25 Unit Mobile Park into that area.

**Commissioner Adrienne Hahn**, asked Heath VonEye when a Traffic Impact Analysis would be required in this process.

**Heath VonEye, City Engineer**, stated that there are many variables that are included in deciding when a TIA is put into place and in the Engineering design standards when there is a Commercial Site Plan that would generate 250 or more trips a day to the said site would be a requirement to have a TIA in place. He then stated the average trips with a Storage Unit vs Mobile Home Park and that they are very comparable to each other.

**Commissioner Jim Howard**, stated that was wondering if there is anyway to relocate the bike path to the east from the west to add appeal to the buffer and landscaping to possibly help prevent having the path near the traffic.

**Hartmann Presley, 1669 Pathfinder Circle**, stated he does not want the bike path behind his property. He stated the Commercial Property does not discourage him, he just wants to make sure he has a fence as a buffer.

**Heath VonEye, City Engineer**, stated that the questions in regards to the pathway should be directed to the Keeping Gillette Beautiful Pathways Committee for any further information on the pathway.

**Nancy Hagen**, stated that there is not a complete pathway for the kids to access Poplar or Aspen to Lakeview School so they are having to cross the field.

**Darwin Mitchell, 1673 Pathfinder Circle**, stated there is a 25 foot long water line easement along Spruce and he has concerns if a Mobile Home Park would fit on there with setbacks along his property line.

**Jennifer Mitchell, 1673 Pathfinder Circle**, stated that she lived on University Road and said they struggled with the City putting in a buffer and outdated trailers and has concerns with that happening again.

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

OLD BUSINESS

NEW BUSINESS

Mr. Manning stated there will be three (3) cases at the next Planning Commission Meeting on Tuesday, June 23, 2015.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:14 p.m.

Minutes taken and prepared by Maggie Stufflebeam, Administrative Assistant.

*Pcm060915minutes*