

CITY OF GILLETTE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
City Council Chambers ~ City Hall
August 23, 2016 ~ 7:00 p.m.

PRESENT

Commission Members Present: Chairman Clark Sanders, Bill Ellingson, Brenda Green, Jim Nielsen, Cindy Reardon, Todd Mattson and Jennifer Thomas

Commission Members Absent: None

Staff Present: Dustin Hamilton, Director of Development Services; Mike Cole, Planning Manager; Natalie Buchwald, Planner; Jill McCarty, Administrative Assistant; and Carol Best, Administrative Assistant

CALL TO ORDER

Chairman Clark Sanders called the meeting to order at 7:00 p.m.

APPROVAL OF THE MINUTES

A motion was made by Jennifer Thomas and seconded by Cindy Reardon to approve the Pre-Meeting Workshop and Regular Meeting Minutes of the City Planning Commission Meeting of July 26, 2016. Motion carried 7/0.

16.037SFP – FINAL PLAT – Lots 1A & 1B, Town Center Subdivision

Case No. 16.037SFP was presented by Mr. Cole. TC1 (the applicant) is requesting to subdivide Lot 1 of the Town Center Subdivision, creating two new lots.

The Town Center Subdivision was approved by the City Council per Resolution No. 2521 on June 16, 2015. Existing Lot 1 is located immediately north of Lakeway Road and immediately west of KG Avenue (immediately west of Menard's). The area of existing Lot 1 is 12.223 acres and is currently zoned C-1, General Commercial Zoning District.

Proposed Lot 1B (2.073 acres) will contain the new Sportsman's Warehouse store and the parking/loading area(s) associated with this store. Proposed Lot 1A (10.15 acres) is undeveloped. Both proposed lots will continue to have access from Town Center Drive, which is dedicated as a Public Access Easement, maintained by the property owners.

Chairman Sanders asked if there were any questions or comments. Bill Ellingson asked if the 'peninsula' on the northern side of the lot would create any issues in the future. Dick Doyle, Doyle Surveying, Inc, agent for the applicant, responded that he will be consulting with the applicant and they are planning to square the peninsula off and include it as part of the other lot.

Jennifer Thomas made a motion to approve said case. Bill Ellingson seconded the motion. Motion carried 7/0.

OLD BUSINESS

None

NEW BUSINESS

Mike Cole reported that there were no new development submittals in August, therefore the regularly scheduled Planning Commission meetings for the month of September will be canceled.

DIRECTORS REPORT None

ADJOURNMENT The meeting adjourned at 7:20 p.m.

Minutes taken and prepared by Carol Best, Administrative Assistant.