

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.

16.038SFP – FINAL
PLAT – Lots 1 & 2,
Betcher Subdivision

Mr. Cole presented Case No. 16.038SFP. Mr. Curtis Betcher, et al (the applicant) is seeking approval of a Minor Final Subdivision Plat that will create two (2) lots for future development purposes. The area of the proposed subdivision is 23.231 acres and is located southwest of the intersection of Shoshone Avenue & Butler Spaeth Road. The proposed subdivision includes the Betcher Annexation tract and Tract C, of Moon Shadow No. 2. The City Council approved the Betcher Annexation per Ordinance No. 3866 on August 18, 2015. The rezoning of Tract C, of Moon Shadow No. 2 was approved by the City Council per Ordinance No. 3899 on August 2, 2016.

Upon approval of the enclosed Subdivision Plat, Lot 1 (11.936 acres) will have a zoning designation of C-3, Business/Services District and Lot 2 (11.295 acres) will have a zoning designation of I-1, Light Industrial District.

Both proposed lots are adjacent to a City street. However, an existing regional drainage detention area is located within NE corner of proposed Lot 2. The existing regional drainage detention area might affect access to Lot 2 from a City street.

The property is currently vacant. The proposed subdivision is surrounded by a mix of uses including industrial, commercial, and residential. The owner(s) request approval to subdivide in anticipation of future development.

Chairman Sanders noted that there is not a utilities easement on the proposed subdivision, and stated that while it is normally not part of the process at this stage, wondered that since the lots are quite a distance from current utility hookups how that will be addressed. Mr. Cole responded that in this instance it will be left to the discretion of the

applicant. Staff was more concerned about the access easement into Lot 2. An access and general utilities easement could be created should utilities need to be accessed between the two lots. Chairman Sanders asked Mr. Dick Doyle, Doyle Land Surveying, Inc., agent for the applicant, if a General Utility Easement could be created to ensure public utilities could be provided in the future lots. Mr. Doyle affirmed that this could be completed. A utility plan would be developed with a site plan or development plan is submitted.

Chairman Sanders asked if there were any questions from the Planning Commission or the audience. There were none.

Todd Mattson made a motion to approve said case. Jim Nielsen 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.