

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.

16.036SFP – FINAL PLAT – Resubdivision of Lots 1B & 2L, Tract E of Sunburst Subdivision No. 4 & Vacated 60' ROW

Mike Cole presented Case No. 16.036SFP. The applicant, Nelson Brothers Mining Services, LLC, is proposing an adjustment in lot line boundaries by resubdividing Lots 1B & 2L, Tract E of Sunburst Subdivision No. 4, and incorporating a Vacated 60 foot piece of Right-of-Way adjacent to Wyoming State Highway 59. They are also creating a new lot with this resubdivision located generally located north of the Maverick on Shoshone Avenue and south of the Tractor Supply store on Hwy 59. The affected property is located in the C-1, General Commercial Zoning District. An existing warehouse and office are located within proposed Lot 1C, Lot 2M and Lot 2N are vacant.

The City of Gillette approved Ordinance No. 3820 on May 20, 2014. Ordinance No. 3820 vacated a 60 foot portion of Right-of-Way adjacent to the west lot lines of what is now Lot 1A & Lot 1B of the Resubdivision of Lot 1, Tract E, Sunburst Subdivision No. 4. This vacation occurred with the stipulation that the vacated portions of Right-of-Way would be replatted and incorporated into the adjacent lots and that a General Utility Easement shall be granted for the entire portion of the vacated 60 foot Right-of-Way.

Likewise, the City of Gillette approved Resolution No. 2467 on June 17, 2014. Resolution No. approved and authorized the Final Plat that consolidated the 60' vacated ROW into the adjacent lots. For whatever reason, this Final Plat was never signed by the applicant or the affected landowner. Because this plat was not signed, it was not recorded with the County Clerk.

Now, the applicant is requesting approval of the attached plat for ownership purposes.

In order to keep the City's Ordinance(s), Resolution(s) and County Clerk title records clean, City Staff recommends the Final Plat authorized per Resolution No. 2467 be signed and recorded with the

County Clerk, incorporating all Planning Requirements, prior to recording the Plat for this particular case.

Chairman Sanders asked if there were any questions or comments. There were none.

Cindy Reardon made a motion to approve said case. Jim Nielsen seconded the motion. Motion carried 6/0/1 with Chairman Sanders abstaining.

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.