

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.

16.039SFP - FINAL
PLAT – Aspen Heights
Addition

Case No. 16.039SFP was presented by Mr. Cole. Leitzke Investments, the applicant, is proposing a three (3) lot subdivision located south of Crow Avenue (south of the Divis Subdivision) and north of the City's water tank on Southern Drive.

The area of the proposed subdivision is 4.99 acres. The proposed Lot 1 (0.5 acres) will be located within the R-2, Single & Two Family Residential District. Proposed Lot 2 (2.14 acres) and Proposed Lot 3 (2.35 acres) will be located within the C-1, General Commercial District.

The applicant will be responsible to construct a private driveway for access to the proposed commercial lots from Southern Drive at the time development occurs on the commercial lots. Access to the commercial lots from Crow Avenue will not be provided. Access to the residential lot will be provided from Crow Avenue.

The City Council will consider the Aspen Heights Annexation Plat and related zoning on third and final reading during their meeting on September 6, 2016. The proposed subdivision plat will be finalized and recorded after the annexation is complete.

Natalie Buchwald stated that there was one comment from surrounding neighbors in the Divis Subdivision just to the north of the proposed addition, who were concerned about the access to the new addition from Crow Avenue. They were assured that the only access to the new addition will be to the residential lot on the north side of the addition. Commercial access will be from Southern Drive on the south side and will not be allowed from Crow Avenue.

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

Jim Nielsen 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.