

CITY OF GILLETTE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
City Council Chambers ~ City Hall
November 22, 2016 ~ 7:00 p.m.

PRESENT

Commission Members Present: Chairman Clark Sanders, Bill Ellingson, Brenda Green, Jim Nielsen, and Cindy Reardon.

Commission Members Absent: Jennifer Thomas and Todd Matson.

Staff Present: Dustin Hamilton, Development Services Director; Mike Cole, Planning Manager; and Jill McCarty, 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 Jim Nielsen and seconded by Cindy Reardon to approve the Pre-Meeting Workshop and Regular Meeting Minutes of the City Planning Commission Meeting of October 25, 2016, and the Pre-Meeting Workshop and Regular Meeting Minutes of the City/County Planning Commission Meeting of November 17, 2016. Motion carried 5/0.

16.046ZA-ZONING
TEXT AMENDMENT-
Commercial Recreation
in I-1 Zoning District

Mike Cole presented Case No. 16.046ZA. Mr. Jerry Geer (the applicant) is requesting a Zoning Text Amendment to allow Commercial Recreation as a permitted use within the City's I-1, Light Industrial District.

The applicant would like to develop a "Cross-Fit" gym within a vacant warehouse within the City's I-1, Light Industrial District. The City's Zoning Ordinance does not currently allow "Commercial Recreation" within this District. Commercial Recreation is a permitted use in the City's C-1, General Commercial District; C-2, Central Business District; and C-3, Business/Services District.

The City has received similar requests from other businesses to add "Commercial Recreation" within the City's I-1, Light Industrial District. With the recent downturn in the economy, there is an abundance of vacant buildings within the City's I-1, Light Industrial District that could be repurposed to accommodate Commercial Recreation uses.

Chairman Sanders asked if there were any questions or comments from the public. Jerry Geer said he owns a building in an I-1 zoning where he currently operates a Cross-Fit business. He said businesses like his are drawn to the industrial areas for the big buildings with lots of space. Jerry said he was aware of gymnastics programs interested in utilizing buildings in the area as well.

Pat Avery said he has leased a building located in an I-1 zone to a gymnastics company in September, unaware the zoning regulations currently prohibit that. Pat said the location where the gymnastics company is currently, is not a "high industry" area. He said it would be nice to add commercial recreation into I-1 zoning districts.

Cindy Reardon asked Pat if the building currently has ample parking. Pat responded the 150-foot building was on a 5-acre lot with a concrete apron to accommodate vehicles, with extra spaces available as well.

Mike Cole responded that was enough hard surface area to have parking, as well as access from the street, and it meets the interests of parking

requirements in the City's zoning ordinance.

Bill Ellingson made a motion to approve said case. Jim Nielsen seconded the motion. Motion carried 5/0.

OLD BUSINESS

None

NEW BUSINESS

Mike Cole reported there will there will be three cases at the December 13, 2016, meeting.

ADJOURNMENT

The meeting adjourned at 7:14 p.m.

Minutes taken and prepared by Jill McCarty, Administrative Assistant.