

CITY OF GILLETTE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
City Council Chambers ~ City Hall
December 13, 2016 ~ 7:00 p.m.

PRESENT

Commission Members Present: Chairman Clark Sanders, Bill Ellingson, Jennifer Thomas, Todd Mattson, and Cindy Reardon.

Commission Members Absent: Jim Nielsen and Brenda Green.

Staff Present: Mike Cole, Planning Manager; Natalie Buchwald, Planner, 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 Jennifer Thomas and seconded by Cindy Reardon to approve the Pre-Meeting Workshop and Regular Meeting Minutes of the City Planning Commission Meeting of November 22, 2016. Motion carried 5/0.

16.048PUDF-FINAL
PLAT PUD-
Resubdivision of Lot 3,
Block 4, Marquiss
Addition

Natalie Buchwald presented Case No. 16.044SFPM. The applicant (R.E.N.E.W.) requests approval of a Final Planned Unit Development (PUD) Plat and Planned Unit Development (PUD) Ordinance with the intent of splitting one (1) lot into two (2) lots in the R-4, Multi-Family Residential District.

The existing 0.40 acre lot is proposed for a Planned Unit Development. The proposed PUD is located at the northeast corner of Mitchel Avenue and E-Z Street within the City's R-4, Multi Family Residential Zoning District. This property was platted as a single lot in 1980. In 2004, the R.E.N.E.W. Development plan was approved and recorded. As a result of that plan, two separate, two-unit buildings (four units total) were constructed as residences for disabled citizens. R.E.N.E.W. now wants to split the lot for a potential property sale.

Performing a traditional lot split for this development through a Minor Final Subdivision Plat would result in the creation of a residential lot with a non-conforming rear-yard set-back in the R-4, Multi-Family Residential District. As such, a PUD zoning district overlay is proposed to reduce the proposed rear-yard set-back requirements as part of the PUD Ordinance for this existing development.

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

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

OLD BUSINESS

None

NEW BUSINESS

Mike Cole reported there will there will not be a meeting on December 27, 2016. There will be two cases at the January 10, 2017, meeting.

ADJOURNMENT

The meeting adjourned at 7:08 p.m.

Minutes taken and prepared by Jill McCarty, Administrative Assistant.

