

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.

16.049Z- ZONING
MAP AMENDMENT-
Lots 1A & 1B, Block 10,
Rolling Hills
Subdivision

Natalie Buchwald presented Case No. 16.049Z. This Zoning Map Amendment is being initiated and requested by the City of Gillette in order to align zoning district boundaries with recent property line adjustments.

Lot 1, Block 10, of the Rolling Hills Subdivision has been resubdivided to split the existing one (1) lot into two (2) lots while encompassing adjacent portions of vacated, unimproved public right-of-way and sewer

right-of-way. These newly created lots are known as Lots 1A and 1B, Block 10, of the Rolling Hills Subdivision.

Portions of both lots fall within both the R-2, Single and Two Family Residential Zoning District and the C-1, General Commercial Zoning District; the majority of both lots fall within the C-1, General Commercial Zoning District.

To avoid potential issues with split zoning across both lots, the City of Gillette is requesting to rezone all of the newly created Lots 1A and 1B as C-1, General Commercial Zoning District.

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

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

16.050SFPM- FINAL
PLAT-MINOR-Resub
Tract 3A Gillette Golf
Club Sub & Tract N-A
Moon Meadow Estates
No. 3

Natalie Buchwald presented Case No. 16.0450SFPM. The owners of the Gillette Golf Club request approval of a Final Plat to resubdivide three (3) existing parcels into four (4) parcels for ownership and future development purposes.

The existing 124-acre property lies east of Butler Spaeth Road, south of Boxelder Road, and is directly west of the Energy Capital Sports Complex. Of the three (3) existing parcels, one (1) is City-owned and the other two (2) are owned by the Gillette Golf and Country Club. The boundaries for the two parcels owned by the Gillette Golf and Country Club are being adjusted, and a new lot is being created along Butler Spaeth Road. These adjustments are being made for ownership purposes. There will be no new public improvements required with this plat at this time. Public improvements will be required when future development occurs. The property is currently zoned A, Agricultural, and there are no proposed changes to zoning at this time.

Chairman Sanders asked if the City Planning Division had received any calls on this case. Natalie said they had received a number of calls, mostly with citizens inquiring if this case was involved with the expansion of the Country Club Gold Course. Natalie said the Planning Division let the citizens know this case does not involve the expansion, and is only lot line adjustments. Chairman Sanders asked if there were any further questions. There were none.

Jennifer Thomas made a motion to approve said case. Todd Mattson 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.