

CITY OF GILLETTE PLANNING COMMISSION  
MINUTES OF THE CITY/COUNTY MEETING  
Commissioner Chambers ~ County Courthouse  
January 19, 2017 ~ 7:00 p.m.

PRESENT

Commission Members Present: Vice-Chair Jennifer Thomas, Bill Ellingson, Brenda Green, Jim Nielsen, and Todd Mattson.

Commission Members Absent: Chairman Clark Sanders and Cindy Reardon.

City Staff Present: Dustin Hamilton, Development Services Director; Mike Cole, Planning Manager; Natalie Buchwald, Planner; and Jill McCarty, Administrative Assistant.

County Planning Commissioners Present: Vice-Chair Kevin Couch, Miles Williams, Tom Simons, and Bruce Brown.

County Staff Present: Megan Nelms, Planning and Zoning Administrator; Kevin King, Public Work Director; Melissa Kershner, County Administrative Assistant.

CALL TO ORDER

Vice-Chair Kevin Couch called the meeting to order at 7:00 p.m.  
Vice-Chair Thomas called the meeting to order for the City shortly after.

16.056CSP-COUNTY  
SUBDIVISION PLAT-  
Eagle Ridge Mobile  
Home Park

Megan Nelms presented Case No. 16.056CSP. The owner, Eagle Ridge Mobile Home Park, LLC, is proposing a County Final Plat to subdivide and split one (1) parcel into two (2) lots.

The applicant is proposing to subdivide a 7.03 acre parcel into two lots, one 5.829 acres in size and one 1.242 acres in size. The parcel is currently used for the Eagle Ridge Mobile Home Park and is zoned M-P, Mobile Home Park (County Zoning District). The applicant wishes to re-zone the one-acre parcel to C-1, General Commercial (County Zoning District). The other lot would remain as the mobile home park with no improvements proposed at this time.

The property is within one (1) mile of the existing City limits, prompting a Joint City/County subdivision review.

The landowner recently executed a Regional Water Service Agreement to be connected to the Gillette regional water system in the future. Currently, the property is served by a private well. In 2007, the previous owner of the MHP executed a Non-Contiguous Annexation Agreement and Petition as a condition of receiving sanitary sewer service from the City. The property is currently served by the City's sewer system.

Vice-Chair Couch asked if there were any questions or comments from the public. There were none. Vice Chair Couch then asked if there were any questions from the City and County Planning Commissions. There were none. Vice-Chair Thomas asked for a motion and a second to approve the case.

Todd Mattson made a motion to approve the case and Jim Nielsen seconded. A vote was taken on the motion. Motion carried 5/0.

ADJOURNMENT

There being no further business, the City Planning Commission portion of the meeting adjourned at 7:07 p.m.

Minutes taken and prepared by Jill McCarty, Administrative Assistant.