

CITY OF GILLETTE PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING  
City Council Chambers ~ City Hall  
March 14, 2017 ~ 7:00 p.m.

PRESENT

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

Commission Members Absent: Bill Ellingson and Clark Sanders

Staff Present: Mike Cole, Planning Manager; Natalie Buchwald, Planner, and Jill McCarty, Administrative Assistant.

CALL TO ORDER

Vice-Chair Thomas called the meeting to order at 7:00 p.m.

APPROVAL OF THE MINUTES

A motion was made by Todd Mattson and seconded by Jim Nielsen to approve the Pre-Meeting Workshop and Regular Meeting Minutes of the City Planning Commission Meeting of February 28, 2017. Motion carried 5/0.

17.004ZA ZONING  
TEXT AMENDMENT-  
Rear Yard Set-Back for  
Accessory Buildings in  
R-S District

Natalie Buchwald presented Case No. 17.004ZA.

The applicant, Trevor Larson, is requesting an amendment to the City's Zoning Ordinance to establish a separate rear yard building set-back for accessory structures within the City's R-S, Suburban Residential District. The Rear Yard building set-back requirements within the R-S District does not currently distinguish between permitted residential structures and accessory structures like detached garages, sheds and shops. The current Rear Yard building set-back in the R-S District is 40 feet, with some exceptions for garages with alley access.

The R-S district is the only residential zoning district that does not provide a separate building rear yard set-back requirement for accessory structures. City Staff believes this is an oversight, since separate rear yard building set-backs for accessory structures are defined within the City's R-R, Rural Residential Zoning District, which is a less dense zoning district. (Minimum lot size in the City's R-S district is 22,000 sf vs. 43,560 sf in the City's R-R district.)

City staff supports a zoning text amendment to replace Section 6.c.(6)(c) of the City's Zoning Ordinance which currently reads:

*(c) Rear Yard. Forty feet (40'); provided however, that a garage entered from an alley may be located not closer than ten feet (10') from the alley line.*

with the following, amended text:

*(c) Rear Yard.*

*(1) Structures Containing Permitted Uses. Forty feet (40').*

*(2) Structures Containing Accessory Uses Only. Ten Feet (10').*

Vice-Chair Thomas asked if there were any questions from the commission or the public on this case. There were none.

Brenda Green made a motion to approve said case. Jim Nielsen seconded the motion. Motion carried 4/1.

OLD BUSINESS

Mike Cole let the members of the public know the cases that were heard at this Planning Commission meeting would be going before City Council for consideration on March 21, 2017.

NEW BUSINESS

Mike Cole reported there will be three cases at the March 28, 2017, meeting.

ADJOURNMENT

The meeting adjourned at 7:23 p.m.

Minutes taken and prepared by Jill McCarty, Administrative Assistant.