

CITY OF GILLETTE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
City Council Chambers ~ City Hall
March 28, 2017 ~ 7:00 p.m.

PRESENT

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

Commission Members Absent: Todd Mattson and Jennifer Thomas

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 Jim Nielsen and seconded by Brenda Green to approve the Pre-Meeting Workshop and Regular Meeting Minutes of the City Planning Commission Meeting of March 14, 2017. Motion carried 5/0.

16.057AP ZONING TEXT AMENDMENT-
Rear Yard Set-Back for Accessory Buildings in R-S District

Natalie Buchwald presented Case No. 16.057AP.

The City of Gillette has initiated the annexation of a tract of land entirely adjacent and contiguous to the City of Gillette, Wyoming, pursuant to Wyoming Statute 15-1-404, known as the West 12th Street Annexation.

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This area is a logical extension of the City limits and will be serviceable. The proposed zoning of the annexation area will be C-O, Office and Institution District. The City Council will make the final determination of the zoning district(s) at the time of annexation. The Comprehensive Plan envisions the future land use to be residential with a mixture of commercial and office/institution in support of other commercial, medical and education uses in the vicinity.

Chairman Sanders asked if there were any questions from the commission or the public on this case. Jim Nielsen inquired if the area would be zoned C-1 or C-0, and Natalie confirmed it would be proposed to be zoned C-0.

Janet Czapla was present and said she is a resident of the area being annexed. She said she had concerns about the drainage and sewer from the property next to hers, as well as the alley maintenance and inquired what the City's plans were once it would be annexed.

Planning Manager Mike Cole said the City did have plans for an improvement project for the alley to the north in the future. Mike Cole said he would be speaking to the Utilities Department, City Engineer, and Public Works Director regarding the drainage, sewer and alley maintenance. Mike Cole also said that once the area was annexed into the City, the City could then see what improvements or maintenance could be done in the area.

Janet Czapla also inquired if the City had plans to extend the ROW with the

annexation of the lots. Mike Cole said the annexation would have no effect on existing property ownership, and if the adjacent parcel were to be developed, it would be possible to extend West 12th Street, but there are no plans at this time within the annexation boundary.

Mike Cole said this case would be going before City Council for recommendation at the next Council Meeting on April 4.

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

OLD BUSINESS

None.

NEW BUSINESS

Chairman Sanders recognized out-going commission member Bill Ellingson on his service to the Planning Commission.

ADJOURNMENT

The meeting adjourned at 7:19 p.m.

Minutes taken and prepared by Jill McCarty, Administrative Assistant.