

CITY OF GILLETTE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
City Council Chambers ~ City Hall
April 11, 2017 ~ 7:00 p.m.

PRESENT

Commission Members Present: Chairman Clark Sanders, Brenda Green, Cindy Reardon, 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 Cindy Reardon and seconded by Jim Nielsen to approve the Pre-Meeting Workshop and Regular Meeting Minutes of the City Planning Commission Meeting of March 28, 2017 as amended in the pre-meeting. Motion carried 4/0.

OLD BUSINESS

17.005SFPM- FINAL PLAT-MINOR-Tracts A1, B3, B4 and B5, Legacy Pointe

Cindy Reardon made a motion to remove case 17.005SFPM from the table. Jim Nielsen seconded the motion.

There being no questions or comments, a vote was taken on the motion. Motion carried 4/0.

Natalie Buchwald presented Case No. 17.005SFPM

The applicants (JJB Enterprises LLC, City of Gillette and Campbell County School District No. 1) are requesting to resubdivide existing Tracts A, B1 and B2 of the Legacy Pointe Subdivision for ownership and future development purposes. JJB Enterprises, LLC is requesting the creation of two commercial lots along Tanner Drive for future development. The City of Gillette is requesting the Legacy Parkway right-of-way be established as part of this plat. Campbell County School District No. 1 would like to consolidate two existing tracts into one combined tract for Buffalo Ridge Elementary School.

The proposed subdivision is located immediately east of Tanner Drive and immediately north of Southern Drive. The existing zoning for this subdivision is R-4, Multi Family Residential District. The City's adopted 2013 Land Use Plan envisions this area as Residential with a mixture of Commercial uses.

The proposed plat will memorialize and establish the existing Legacy Parkway right-of-way. The proposed plat will also consolidate the two existing school district tracts into proposed Tract A-1. Finally, the proposed plat will create two new parcels - Tract B4 (3.07 acres) and Tract B5 (2.67 acres) along Tanner Drive. Tract B4 and Tract B5 will be located immediately north of existing Tract C, which is the Holy Trinity Episcopal Church. JJB Enterprises LLC is requesting Tract B4 and Tract B5 be re-zoned from R-4, Multi Family Residential District, to C-1, General Commercial District through a separate application.

The School District unanimously approved the plat at their meeting on March 28, 2017. No public comments were received for this case.

Chairman Sanders asked if there were any questions from the commission or the public on this case. There were none.

Cindy Reardon made a motion to approve said case. Brenda Green seconded the motion. Motion carried 4/0.

NEW BUSINESS

Planning Manager Mike Cole said there would be three new cases at the next Planning Commission on April 25, 2017.

ADJOURNMENT

The meeting adjourned at 7:20 p.m.

Minutes taken and prepared by Jill McCarty, Administrative Assistant.