

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.

17.007DP  
DEVELOPMENT  
PLAN-2500 S. Douglas  
Hwy

Natalie Buchwald presented Case No. 17.007DP

The applicant is requesting the construction of a new 5,125 square foot general (commercial) retail store to be located at the southeast corner of the existing Walmart parking lot. The location of the proposed general retail store was not included as part of a separate Development Plan for the overall Wal-Mart site that was approved in 2005 when the Walmart store was last expanded. The proposed Development Plan will amend and replace the 2005 Development Plan to include the proposed 5,125 square foot general retail store.

The existing Walmart Store is located at 2300 S. Douglas Hwy and is located within the C-1, General Commercial Zoning district.

The proposed 2017 Development Plan includes the addition of a new 5,125 square foot general retail store that can be used for a variety of permitted uses allowed within our C-1, General Commercial Zoning District. Some of these potential uses include a package liquor store, drug store and prescription shop, garden shop, hardware store, or grocery store.

The proposed building will reduce existing parking on this site and will impact existing landscaping within some of the existing parking areas. During their meeting on March 23, 2017, the City's Parks Board approved the Landscape Plan submitted as part of this Development Plan. City Staff has reviewed the parking reduction associated with the proposed building addition, and is comfortable with reducing the parking ratio from 4.8 spaces per 1,000 sf total gross floor area to 4.6 spaces per 1,000 sf of total gross floor area per recommendations from the applicant's traffic engineer.

Chairman Sanders asked if there were any questions from the commission or the public on this case. Brenda Green noted the area for the proposed building is not lighted well at night, and additional lighting for the outside of the building should be included in the proposal for the building. Planning Manager Mike Cole said the City will note this request in the review for the building permit that has been submitted for the project.

Jim Nielsen made a motion to approve said case. Cindy Reardon seconded the motion. 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.

### 17.006Z-ZONING MAP AMENDMENT-Tracts B4 and B5, Legacy Pointe

Jim Nielsen made a motion to remove case 17.006Z from the table. Cindy Reardon 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. 17.006Z

Through a separate resubdivision of this area, JJB Enterprises, LLC is requesting the creation of two commercial lots along Tanner Drive for future development purposes. Upon approval of the resubdivision that will create these two lots, the applicant is requesting the zoning be changed from R-4, Multi Family Residential District, to C-1, General Commercial District.

The requested Zoning Map Amendment is for property located immediately east of Tanner Drive and immediately north of Southern Drive. The existing zoning for this area 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. An existing oil well and other energy extraction facilities currently exist on the adjacent Tract B3. Tract B3 is not developed and will remain in the R-4, Multi Family Residential District.

Through a separate resubdivision effort for this area, two new parcels - Tract B4 (3.07 acres) and Tract B5 (2.67 acres) will be created along Tanner Drive. Tract B4 and Tract B5 are 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.

Natalie said the City had received two phone calls from citizens with concerns of the rezoning with the potential impact on traffic on Tanner Drive.

Chairman Sanders asked if there were any questions from the commission or the public on this case.

Jim Nielsen asked if the area met the requirement of 5 acres to be zoned C-1. Mike Cole said it did meet the requirement.

Clark Sanders asked about the possible increase of traffic on Tanner Drive. Mike Cole said the School District had reviewed and approved the subdivision during their meeting previously. The developer has not submitted a commercial site plan at this time for the area. A traffic impact report and other similar reports will be reviewed at the time the commercial site plan is submitted.

Cindy Reardon asked if the School District can approve only certain types of businesses to be developed in the area. Mike Cole said he believes the School District has a deed restriction to limit the types of businesses allowed near the school.

Jim Nielsen made a motion to approve said case. Cindy Reardon 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.