

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

17.006Z-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.