

CITY OF GILLETTE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
City Council Chambers ~ City Hall
January 23, 2018

PRESENT

Commission Members Present: Chairman Jim Nielsen, Vice-Chair Cindy Reardon, Brenda Green, Trevor Matson, Sheryl Martin, Ted Jerred, Jennifer Tuomela.

Commission Members Absent: None

Staff Present: Heath VonEye, Development Services Director; Annie Mayfield, Planning and GIS Manager; Clark Sanders, Planner; Meredith Duvall, Planner; and Jill McCarty, Senior Administrative Assistant.

CALL TO ORDER

Chairman Nielsen called the meeting to order at 7:00 p.m.

APPROVAL OF THE
MINUTES

A motion was made by Brenda Green and seconded by Ted Jerred to approve the Pre-Meeting Workshop and Regular Meeting Minutes of the City Planning Commission Meeting of November 14, 2017, and the City/County Meeting of January 18, 2018. Motion carried 7/0.

17.045Z-ZONING MAP
AMENDMENT-Lot 4C
Westover Hills Sub
Rezoning

Clark Sanders presented Case No. 17.045Z.

The owner, BCC, LTD, is proposing to rezone 19.83 acres of land located north of Westover Road and West of White's Energy Dodge from C-1 General Commercial District to R-4 Multi Family Residential District. Upon analyzing the market, the owners feel an R-4, Multi Family District is a better fit with the neighboring residential properties to the west as well as the location of the existing Prairie Wind Elementary School. As per the zoning regulations the minimum zone lot size for R-4 Multi Family Residential district is two acres. The proposed zoning change meets the minimum size requirement. The remaining C-1 General Commercial District will continue to meet the minimum zone lot size requirement of four (4) Acres.

Clark said they City Planning Division received two calls from the public on the case inquiring on the nature of the case and getting more details of the zoning change.

Chairman Nielsen asked if there were any questions on the case. Ted Jerred asked what change in the City was prompting the change in zoning. Curt Betcher, manager for the group of owners, was present and said currently there are a lot of commercial lots available and very little multi-family lots available. Curt said changing the zoning will make the property easier to sell. Ted Jerred said there was a lot of commercial property available, but few with interstate exposure such as this.

Curt Betcher said the only offer he has had on the property since owning it for 28 years was one that wanted to purchase it as a property zoned R4.

Ted Jerred said there did not seem to currently be a lot of demand for

property zoned R4. Curt Betcher said there was demand, looking at the percentage that was available right now compared to what is available for commercial property.

Chris Newton, an adjacent land owner, was present and said she agrees with the zoning change and believes it will be a better use of the property. Ted Jerred asked what type of development she envisioned going on that property, and Chris said she would assume apartments and multi-family dwellings.

There being no further comments or questions Brenda Green made a motion to approve said case. Jennifer Tuomela seconded the motion. Motion carried 5/2.

17.044ZA-ZONING
TEXT AMENDMENT-
Billboard Sign Display
Area

Clark Sanders presented Case No. 17.044ZA.

The applicant, Target Sign Company, is requesting a zoning text amendment to amend Section 16. Definitions (sss) (1), Section 10.f.(1).(g); Section 10.f.(1), and Exhibit 10-2 of the Sign Regulations. In March 2017, the applicant applied for a zoning permit to construct a tri-face billboard sign at the corner of Westover Road and 4-J Road. The March 14, 2017, zoning application was granted with conditions. The permit applicant, in a written statement, indicated I reserve the right to apply for a variance on the square footage total.

Based upon the City of Gillette Zoning Ordinance and Variance and Appeal process, an applicant has a right to appeal or apply for a variance when,

1. A zoning permit has been denied.
 2. The applicant files a variance and appeal request within ten (10) days of the denial of a zoning permit.
- (Section i.(1) and j.(1) of the City of Gillette Zoning Code)

Because neither of these criteria were met and the gross advertising area exceeded the maximum allowable area by 220 square feet, the applicant was required to remove or reduce the advertising area on one (1) side of the tri-faced billboard located at the corner of Westover Road and 4-J Road. In communication with the Department of Development Services staff and the City Attorney, it was determined the best course forward was for the applicant to apply for a zoning text amendment.

Clark said the City Planning Division received no calls from the public on the case.

Chairman Nielsen asked if a tri-faced billboard located on Westover Road and Skyline Drive was similar as a size comparison to this billboard. Jonathan Musser, applicant, was present and said this billboard is the same size as the one located on Westover Road.

Ted Jerred asked if his sign company had any of these types of billboards in any other communities, and Jonathon Musser said they have only installed these billboards in Gillette.

Ken Musser was present and said there was not much defined on tri-faced billboard signs until his company introduced them into the

community, with other tri-faced billboards in Gillette located on county property. Ken said the digital billboard currently up is 300 square feet.

Discussion was had on the case, and there being no further comments or questions the Planning Commission voted to pass the case. The case passed with a vote of 7/0.

OLD BUSINESS

None

NEW BUSINESS

Clark Sanders said there will not be a meeting on February 13, 2018, or February 27, 2018.

Clark Sanders introduced Meredith Duvall, Planner for the City of Gillette.

ADJOURNMENT

The meeting adjourned at 7:17 p.m.

Minutes taken and prepared by Jill McCarty, Senior Administrative Assistant.