

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 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.