

CITY OF GILLETTE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
City Council Chambers ~ City Hall
May 8, 2018

PRESENT

Commission Members Present: Chairman Jim Nielsen, Brenda Green, Trevor Matson, Sheryl Martin, and Ted Jerred.

Commission Members Absent: Vice-Chair Cindy Reardon, Jennifer Tuomela

Staff Present: 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 Ted Jerred to approve the pre-meeting workshop minutes, and the regular meeting minutes with an amendment to change Travis Matson to Trevor Matson on page 3 of the regular meeting minutes. Brenda Green seconded the motion. Motion carried 5/0.

18.012Z-ZONING MAP AMENDMENT-Lot 1&2, Block 5, Third Addition

Meredith Duvall presented Case No. 18.012Z.

The owner is proposing to rezone 1.08 acres of land on Warren Avenue along West 4th Street from R-2 Single- and Two-Family Residential District to C-2, Central Business District.

Looking at traffic along West 4-J Road, the owner feels that a zone change from R-2 to C-2 would better suit the properties, and right-of-way as the traffic is heavier and the abutting zoning leading to Gillette Main Street is already zoned C-2.

Furthermore, the owner's business that he wishes to locate at said property is a law firm, which he feels would benefit from being in close proximity to the downtown area while still maintaining some privacy for clients by being off-set from busy Gillette Main Street.

Meredith said the City had received three calls from citizen on the case, as well as two citizens who came into the Planning Division office, and one letter was received. Meredith said all except one were either only seeking more information on the zoning change or were in favor of the change. The one letter that was received was a citizen who was not in favor of the zoning change, as they did not feel it fit with the residential character of the neighborhood.

Chairman Nielsen asked if there were any comments from the Commission or the public. Alex Berger was present and said he was the applicant for the case. He said he lives close by the site he was requesting a zone change for. Mr. Berger said his intentions were to operate a law office at the location, which is ideal for customers who wanted to be more discreet visiting a law office, which he thought one

located right on the busy downtown street wouldn't be as discreet.

Mr. Berger said his law firm would be investing money into the property, and as a result it would kept up nicely and has also hired a structural engineer so the building will be more structurally sound.

Ted Jerred asked Mr. Berger if the residential look of the building will be kept, and Mr. Berger said it would, and a new office building would not be built on the site.

There being no further comments or questions Ted Jerred made a motion to approve said case. Brenda Green seconded the motion. Motion passed 5/0.

OLD BUSINESS

None

NEW BUSINESS

Clark Sanders said there will be a meeting on May 22, 2018, and June 12, 2018.

ADJOURNMENT

The meeting adjourned at 7:09 p.m.

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