

CITY OF GILLETTE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
City Council Chambers ~ City Hall
February 26, 2019

PRESENT

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

Commission Members Absent: None

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 Vice-Chair Reardon to approve the pre-meeting workshop minutes, and the regular meeting minutes of the City Planning Commission Meeting of February 12, 2019. Ted Jerred seconded the motion. Motion carried 7/0.

19.007V-VACATION-Lot 3A, Lakeside Subdivision

The owner, Hall & Co., LLC, is seeking approval to vacate 6' of a 20' Public Access and Utility easement. The easement is located west of the Buggy Bath Car Wash on Lot 3A, Lakeside Subdivision. The purpose of removing this portion of the easement is for a future equipment building addition to support an automatic car wash bay on the west end of the building. The portion of the easement requested to be vacated is behind an existing curb and is currently unused for access or utilities.

A locates request indicate the area is free of existing utilities. The Engineering Division has reviewed the access in regard to vehicular traffic use and indicate the granting of this vacate request will not impact the overall use of the area. With the existing 20' access easement on the property to the west and the remaining 14' on this property, the public will continue to have a 34' public access easement available for use.

The owner indicates the majority of the vehicular traffic use is to the east of the existing Buggy Bath Building in a 40' wide Public Access, Drainage and Utility Easement for access to Armando's and Arby's.

Clark Sanders said the city had received one call from a neighboring business regarding the case, who said they were concerned about cutting off too much from the easement, and he said there was a vehicle always parked on the west side of the building. The neighbor wanted to make sure they could still get their vehicles in through that access.

Chairman Nielsen asked if there were any questions or comments on

the case from the Commission or the public.

Ted Jerred asked if the addition planned would be the entire width of the building. Derek Hall, owner of Buggy Bath Car Wash, was present and said while the construction plans are not completed, most likely the size will be a little longer than the rest of the building; with the current being around 27 feet and the new addition planned to be around 40 feet. Derek said the vehicle parked on the side would be moved to a different location and no longer parked on that side of the building.

There being no further comments or questions, Vice-Chair Reardon made a motion to approve the case, Brenda Green seconded the motion. Motion carried 7/0.

OLD BUSINESS

None

NEW BUSINESS

Meredith Duvall said there were no cases for the March 12, 2019, meeting and it will be canceled. There will be a meeting on March 26, 2019, for an annexation case.

ADJOURNMENT

The meeting adjourned at 7:25 p.m.

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