

CITY OF GILLETTE PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING  
City Council Chambers ~ City Hall  
July 9, 2019

PRESENT

Commission Members Present: Chairman Jim Nielsen, Jennifer Tuomela, Ryan Conklin and Trevor Matson.

Commission Members Absent: Vice-Chair Reardon, Sheryl Martin and Ted Jerred.

Staff Present: Clark Sanders, Planner; Meredith Duvall, Planner; and Jill McCarty, Senior Administrative Assistant.

CALL TO ORDER

Chairman Nielsen called the meeting to order at 6:58 p.m.

APPROVAL OF THE MINUTES

A motion was made by Trevor Matson to approve the pre-meeting workshop minutes, and the regular meeting minutes of the City Planning Commission Meeting of May 28, 2019. Jennifer Tuomela seconded the motion. Motion carried 4/0.

19.020Z-ZONING MAP AMENDMENT-Lot 1, Betcher Subdivision

The owner, Curtis J. Betcher, Et Al, is proposing to rezone 11.936 acres of land from C-3, Business/Services District to I-1, Light Industrial District. The property is located south of East Shoshone Ave and west of Butler Spaeth Road.

The owner is proposing to the rezone and states that "In order to facilitate consistent development, this lot will be utilized by the same entity as the adjoining Lot 2 and both will be zoned I-1". The lot in reference (Lot 2, Betcher Subdivision) is currently owned by Curtis J Betcher Et Al. The proposed lot for rezone is stated to be vacant, however it is currently used to mine dirt for construction operations.

This zoning request is not in accordance with the current Comprehensive Plan, as the Future Land Use Plan calls for Muti-Family Residential. This zoning meets the minimum size requires for the I-1 Industrial District of 5 acres.

Pursuant to Section 12 of the City of Gillette's Zoning Ordinance, a Zoning Map Amendment shall not be approved except to:

- (1) Correct an obvious error, or
- (2) Recognize changing conditions in the City

The proposal to rezone 11.936 acres of land from C-3, Business/Services District to I-1, Light Industrial District, recognizes the current use of the property.

Chairman Nielsen asked if there were any calls from the public on this case. Meredith Duvall said there were two calls; one had no objections and was a general inquiry to the nature of the case, one was opposed due to the proposed rezoning to I-1, Light Industrial, and what the rezoning would open the property up to for permitted uses in the future.

Chairman Nielsen asked if the rezoning would require buffers when it was developed, and Meredith said it would, and a review by the Planning Division of development plans or commercial site plans as well.

There being no further comments or questions, Trevor Matson made a motion to approve the case. Jennifer Tuomela seconded the motion. Motion carried 4/0.

OLD BUSINESS

None

NEW BUSINESS

Meredith Duvall said there would be a meeting for July 23, 2019.

Chairman Nielsen welcomed new member Ryan Conklin as the newest member of the Planning Commission.

ADJOURNMENT

The meeting adjourned at 7:04 p.m.

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