

CITY OF GILLETTE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
Community Room ~ City Hall
January 14, 2020

PRESENT

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

Commission Members Absent: Ted Jerred and Sheryl Martin

Staff Present: Clark Sanders, Planner; Meredith Duvall, Planner; and Jill McCarty, Sr. 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 Trevor Matson to approve the pre-meeting workshop minutes, and the regular meeting minutes of the City Planning Commission Meeting of October 8, 2019. Vice-Chair Reardon seconded the motion. Motion carried 5/0.

19.039AP-
ANNEXATION PLAT-
Aspen Heights II
Annexation

The applicant, Leitzke Investments, LLC, has initiated the annexation of a tract of land adjacent and contiguous to the City of Gillette, Wyoming, pursuant to Wyoming Statute 15-1-403, known as the Aspen Heights II Annexation.

The land is located generally west of South Douglas Highway and south of the existing City of Gillette corporate limits. The owners desire to have the Tract annexed and zoned for commercial uses with access to City services. There are no statutes or ordinances that regulate the shape or size of an area to be annexed.

All City infrastructure will be available for the private landowner's use as the terms of the annexation report state. The benefits to the land owner include having access to City services which provide long-term security. Any future development or construction will be reviewed by the City and shall meet City standards.

Clark Sanders said there were no calls from the public received by the Planning Division regarding the case.

Chairman Nielsen asked if there the owners of the adjacent properties had been approached by the city regarding annexing their properties at the same time this would. Clark said they were contacted, however, they were not interested.

There being no further comments or questions, Vice-Chair Reardon made a motion to approve the case. Trevor Matson seconded the motion. Motion carried 5/0.

19.040Z-ZONING MAP
AMENDMENT-Lots 2A,
Betcher II Subdivision

The owner, John Melgaard, Jr., is proposing to rezone two (2) acres of land located south of East Shoshone Ave and west of Butler Spaeth Road.

This proposed rezone will match the adjoining I-1, Light Industrial District to the north in Lot 2A, Betcher II Subdivision. The proposed lot for rezone is vacant of any structure. Without the rezone of the south 297.24 feet, Lot 2A would be split zoned which is not in conformance with the Zoning Ordinance. The recently approved Betcher II subdivision created the split-zoning on Lot 2A, Betcher II Subdivision.

Chairman Nielsen asked if there were any comments or questions from the Commission or public on the case.

There being no further comments or questions, Ryan Conklin made a motion to approve the case. Trevor Matson seconded the motion. Motion carried 5/0.

OLD BUSINESS

None

NEW BUSINESS

Clark Sanders said there would be no meeting on January 28, 2020, or February 11, 2020, as there were no cases to be presented for those meetings.

ADJOURNMENT

The meeting adjourned at 7:10 p.m.

Minutes taken and prepared by Jill McCarty, Sr. Admin Assistant.