

CITY OF GILLETTE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
Council Chambers ~ City Hall
March 10, 2020

PRESENT

Commission Members Present: Chairman Jim Nielsen, Trevor Matson, Ted Jerred and Jennifer Tuomela

Commission Members Absent: Vice-Chair Reardon, Ryan Conklin, 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 Ted Jerred to approve the pre-meeting workshop minutes, and the regular meeting minutes of the City Planning Commission Meeting of January 14, 2020. Trevor Matson seconded the motion. Motion carried 4/0.

20.003SFP-FINAL
PLAT-Lot 2D & 2E, Blk
1, Copper Ridge Estates
Ph. I

The owner, Norman and Kimberly Silbaugh, is proposing to subdivide .55 Acres of land located on Westover Road.

The property is located on the south side of the Westover Road. The lot is zoned R-2, Single and Two Family Residential District. To the south and east the properties are zoned R-S, Suburban Residential District and to the north, across Westover Road is Zoned R-4, Multi Family Residential and R-R, Rural Residential.

The proposed lots meet the minimum lot size and minimum width requirements.

Clark Sanders said there were seven calls from the public received by the Planning Division regarding the case. Some of the responses were opposed to the change, and others were indifferent to it and were just seeking information on the case.

Chairman Nielsen asked if there were any comments from the public regarding the case, and let those attending know this case was not to rezone the property, but to divide the existing lot into two lots.

Chad Richards, resident in Copper Ridge Estates Ph. I, was present and said he understood the lots could be used to build two-family townhomes, but thought they would be larger townhomes like those on Country Club Road, and said dividing the lots as proposed seemed like it would then be smaller town homes, like on West Hills Loops, and did not want that for his neighborhood. Chad Richards said there would be potential for smaller town homes being built if the lots were divided, and that would devalue his home. Chad Richards said that building small townhomes was not the original plan for the lots.

Chairman Nielsen said the case was to only divide the lot into two lots, and if anything is built that is yet to be determined. Clark Sanders said no plans had been received by the Planning or Building Inspection Divisions for anything being built on the property. Clark said as of now, a townhome could also be built with the current zoning of R-2, Single and Two Family Residential District.

Chad Richards said he and his family moved to Copper Ridge because it was a nice and quiet neighborhood, and does not like the direction it could go with the potential of this town home being built and potentially then the entire block being town homes.

Adam Maples, resident in Copper Ridge Estates Ph. I, was present and said the size of the lots when divided will determine the type of home that can be built on the lot, and thought dividing the lot would produce cookie-cutter duplexes all the way down the block. Adam Maples said in Copper Ridge are bigger, nicer homes, with many owners being blue collar workers who have paid a premium to have nice property and live better than what they grew up in, and didn't want the cookie-cutter homes in his back yard.

Alyssa Himle, resident in Copper Ridge Estates Ph. I, was present and said she was one of the first residents in Copper Ridge as her home on Huntington Drive was built in 2013. Alyssa Himle said she and her family had worked hard for their home, and have made many improvements on it since moving in. Alyssa Himle said multi-family homes affect property values of single family homes. Alyssa Himle said there would be a difference in the square footage of a town home being built on the property as it is now with 1,200 sq. ft. on the main floor versus a town home with 600 sq. ft. on the main floor if the property were to be divided. The size of town home on the lot would affect her home value she said.

Ted Jerred said the proposed townhome would be built on the entire lot, however for ownership purposes only, the lot is being divided. Ted Jerred said there would only be one town home built on the entire lot, rather than a town home being built on each of the divided lots.

Alyssa Himle said a townhome could potentially be rented, and a differently type of renter would potentially be there given the size and monthly rental price of the property. Ted Jerred said that a townhome, if the lot were to be stay the same size, could also be rented. Alyssa Himle said she has two small children and with a townhome it may mean minimal driveways and would cause cars parked all down the street. Chairman Nielsen said Westover Road was a main collector street with no on-street parking being allowed on major collector street. Alyssa Himle said her main concern was who was going to be living there and what it will do to her property investment.

Adam Maples said the lot would be half its size, and thought dividing

the lots would give a straight path for all the vacant lots on the block to be townhomes. Chad Richards said the proposal sounded like affordable homes would be built on the lots.

Ted Jerred said dividing the lots would be only so two different people could own half of the townhome, rather than one owner with the second townhome being rented. Trevor Matson said currently the exact same town home could be built on one single lot, but with the proposed divided lot, the same townhome could be owned one-half by a family, and one-half by another family. Trevor Matson said it had nothing to do with the size of the property, and being left the size it is now would be more of a guarantee there would be a renter as there could only be one owner, and the other unit would then need to be rented out. Splitting the property and having the shared wall of the townhome on the property line would allow two separate owners and less likelihood of a renter of either of the properties, he said. Trevor Matson said each lot can only be split one time, so the townhomes would not be right next to each other if more were to be built with this current setup.

Brandie Summerall, resident in Copper Ridge Estates Ph. I, was present and asked if all 11 vacant lots were going to be subdivided, which could mean 22 houses being built she said. Brandie Summerall said her main concern was a church would potentially be built in the neighborhood, there are group mailboxes, and that was the only place for kids living there to ride their bikes and scooters in that area. Plus more people coming in will cause more congestion and safety on the street, she said.

Chairman Nielsen asked if there was an easement on the property, and Clark Sanders said there was. Chairman Nielsen asked how large a house could be built on the proposed divided lot with the existing easement, and Clark Sanders said while he couldn't give an exact number, with the lot being ½ acre it could be fairly large. Chairman Nielsen said the lot was twice the size of his, also located in the Westover Subdivision.

Ted Jerred said he would have wanted the applicant to be present at the meeting.

Trevor Matson made a motion to approve the case. Ted Jerred seconded the motion. Motion carried 3/1.

Ted Jerred said this case will go before the City Council for final approval on March 17, 2020.

Brandie Summerall asked the Commission if they lived in the area and their children were playing on the street, would they feel it was a safety concern. Ted Jerred said Westover Road is an arterial street and was designed for heavier traffic. Brandie Summerall asked if this lot is allowed to be divided, how do you not let the other vacant lots be divided as well, which could mean townhomes down the entire block.

Adam Maples said while it was likely a townhome could be built and would have an owner and renter in the two units, it would be more likely to be a single-family home to be built on the lot if it were left as is and not divided.

20.002Z-ZONING MAP
AMENDMENT-511 E.
3rd St

The owner, Gerey Dillinger, is proposing to rezone 0.16 acres of land located north of East 3rd Street and west of South Brooks Avenue at 511 East 3rd Street from R-2, Single and Two-Family Residential District to C-1, General Commercial District.

This zoning request is in line with the Comprehensive Plan, as the Future Land Use Plan calls for Commercial. This zoning meets the minimum size requires for the C-1, General Commercial District as it will merge with the surrounding C-1 district to the north and east; the C-1 district calls for a minimum district size of 4 acres and the current size of the district is 88.69.

The proposal to rezone 0.16 acres of land from R-2, Single and Two-Family Residential District, to C-1, General Commercial District recognizes changing conditions.

Meredith Duvall said there were five inquiries from the public received by the Planning Division regarding the case, and all were general inquiries only with no objections to the rezoning.

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

Bambi Smith was present and said she was the potential buyer looking to rezone the property. Bambi Smith said she wanted to move her daycare business out of her house, and has been looking for a new place since she cannot rezone her house to accommodate more than 10 children in her daycare.

Ted Jerred asked if the location accommodated the need for the required two off-street parking spaces, and Bambi Smith she had spoken to the Planning Division and had gotten ideas of what could be done to accommodate for the spaces.

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

OLD BUSINESS

None

NEW BUSINESS

Meredith Duvall said there would be no meeting on March 24, 2020, and there will be a meeting on April 14, 2020.

Chairmain Nielsen said this was possibility his last meeting as he would be moving out of town. The staff and rest of commissioners thanked

Chairman Nielsen for his service on the Planning Commission, as well as other numerous boards throughout the years.

ADJOURNMENT

The meeting adjourned at 7:34 p.m.

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

DRAFT