

CITY OF GILLETTE PLANNING COMMISSION  
MINUTES OF THE REGULAR MEETING  
Council Chambers ~ City Hall ~ June 23, 2020

PRESENT

Commission Members Present: Chair Cindy Reardon, Trevor Matson, Ryan Conklin, and Sheryl Martin

Commission Members Absent: Vice-Chair Ted Jerred and Jennifer Toumela

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

CALL TO ORDER

Chair Reardon 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 regular meeting minutes of May 26, 2020. Ryan Conklin seconded the motion. Motion carried 4/0.

20.011SFP – Final Plat  
– Lot 2H and 2J, East  
Lakeway Subdivision

The owner, Town Center 2, LLC, is proposing to subdivide 2.746 acres of land located at the north-east corner of Highway 59 and Lakeway Road.

The proposed subdivision seeks to divide .667 acres of land from the east side of the existing Lot 2E, East Lakeway Subdivision. The subdivision will have two (2) lots. Lot 2H will be 2.079 acres in size and Lot 2J which will be .667 acres in size.

Access to the property will be from the private internal streets. No access will be granted from Lakeway Road for these properties. All water, sewer and electrical utilities are available adjacent to the property for future development and no public infrastructure is required for the development of this property.

Any future development will be required to undergo a development review. This proposed subdivision is for ownership purposes only, utilities will not be required to be extended now.

Clark Sanders said the city received no phone calls or inquiries from the public on this case.

Chair Reardon asked if there were any questions or comments from the public or commission on the case. There being no further comments or questions, Trevor Matson made a motion to approve the case. Sheryl Martin seconded the motion. Motion carried 3/0/1.

20.012SFP – Final Plat  
– Lot 1C and 1D, Tract  
J, Sunburst Subdivision,  
No. 3

The owner, Robert D. Haines, is proposing to subdivide 2.57 acres of land located at the corner of Wigwam Boulevard and Kiowa Avenue.

The proposed subdivision seeks to divide one lot into two (2) lots. Lot 1C will be 1.83 acres in size and Lot 1D which will be .74 acres in size. Access to lot 1C will be from the Wigwam Boulevard, and access to Lot 1D will be from both Wigwam Boulevard and Kiowa Avenue. The owner seeks to create a lot for the single-family home, two shops, and manufactured home on the south, and a separate lot for the existing

mobile homes on the north. Both properties are currently zoned M-H, Mobile Home and will remain the same.

Clark Sanders said the city received multiple phone calls from a resident with property adjacent to the proposed subdivided lot, with concerns regarding access to his backyard across the properties. Clark said there is no granted easement, so it does not affect this case. However, it is possible there could be future conflict regarding this access, but it would be a private matter between the property owners.

Chair Reardon asked if there were any questions or comments from the public or commission 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 4/0.

OLD BUSINESS

None

NEW BUSINESS

Clark Sanders said there would be a meeting on July 14, 2020, and on July 28, 2020.

ADJOURNMENT

The meeting adjourned at 7:09 p.m.

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

DRAFT