

CITY OF GILLETTE PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING
City Council Chambers ~ City Hall
October 25, 2016 ~ 7:00 p.m.

PRESENT

Commission Members Present: Vice-Chair Jennifer Thomas, Bill Ellingson, Brenda Green, Jim Nielsen, Cindy Reardon, and Todd Mattson.

Commission Members Absent: Chairman Clark Sanders

Staff Present: Mike Cole, Planning Manager; Natalie Buchwald, Planner; and Jill McCarty, Administrative Assistant.

CALL TO ORDER

Vice-Chair Jennifer Thomas called the meeting to order at 7:00 p.m.

APPROVAL OF THE MINUTES

A motion was made by Todd Mattson and seconded by Jim Nielson to approve the Pre-Meeting Workshop and Regular Meeting Minutes of the City Planning Commission Meeting of October 11, 2016. Motion carried 6/0.

16.042V-VACATION-Carson Ave. Vacation, Lot 1, Block 1, Homco Subdivision

Natalie Buchwald presented Case No. 16.042V. Silver Spur Trading, LLC (the applicant) is requesting approval to vacate a portion of the public right-of-way known as Carson Avenue so that it may be incorporated with the adjacent Lot 1, Block 1 of the Homco Subdivision as part of a future resubdivision of this area for commercial development purposes.

The portion of public right-of-way known as Carson Avenue that is being requested for vacation is approximately 35 feet by 130 feet and is located directly east of South Douglas Highway and directly west of Lot 1, Block 1 of the Homco Subdivision, with an address of 2309 South Douglas Highway.

Carson Avenue was originally platted as public right-of-way but was never improved as a public street. Other portions of Carson Avenue have since been vacated and resubdivided into the surrounding area.

This area is zoned C-1, General Commercial Zoning District. No changes are anticipated to re-zone this area.

Vice-Chair Thomas asked if there were any questions. Jim Nielsen asked if Carson Avenue was originally designed as a possible frontage road for South Douglas Highway before it was expanded, and because of that there was not the need for that street any longer. Natalie Buchwald responded that was correct.

Cindy Reardon made a motion to approve said case. Jim Nielsen seconded the motion. Motion carried 6/0.

16.043V-VACATION-Portion of Elon Ave ROW & Sewer ROW Vacate

Natalie Buchwald presented Case No. 16043V. West Properties, LLC (the applicant) is requesting approval to vacate a portion of public right-of-way known as Elon Avenue and a portion of sewer right-of-way adjacent to the south boundary of Lot 1, Block 10, Rolling Hills Subdivision for commercial development purposes.

The portion of public right-of-way known as Elon Avenue being requested for vacation is approximately 30 feet by 157 feet and is located directly west and adjacent to Lot 1, Block 10, Rolling Hills Subdivision, addressed as 1401 E 7th St. Elon Avenue was originally platted as public right-of-way, but the portion adjacent to Lot 1, Block 10, Rolling Hills Subdivision was never improved as a public street.

The portion of sewer right-of-way being requested for vacation originally contained a sanitary sewer main. The sanitary sewer main was relocated from the sanitary sewer right-of-way to West Seventh Street in 2010/2011. The sanitary sewer right-of-way in this area is no longer necessary. This portion of sewer right-of-way being requested for vacation is located directly south and adjacent to Lot 1, Block 10, Rolling Hills Subdivision, addressed as 1401 & 1403 E 7th St.

Lot 1, Block 10, Rolling Hills Subdivision is zoned C-1, General Commercial District. The vacated Elon Ave right-of-way and the vacated sanitary sewer right-of-way shall be zoned C-1, General Commercial District upon approval of this vacation request.

The applicant will submit a Final Plat that incorporates the vacated areas into the existing Lot 1, Block 1, Rolling Hills Subdivision.

Natalie said an inquiry was made from the owner of the Rolling Hills Mobile Home Park if there would be any interruption to utility service, and Natalie let him know that no infrastructure would be changing due to the vacations, and therefore no interruption in utility service.

Vice-Chair Thomas asked if there were any questions. There were none.

Bill Ellingson made a motion to approve said case. Todd Mattson seconded the motion. Motion carried 6/0.

16.041SFPM-FINAL
PLAT-MINOR-Lots 1A
& 1B, Block 10, Rolling
Hills Subdivision

Natalie Buchwald presented Case No. 16.041SFPM. West Properties, LLC (the applicant) is requesting approval of a Final Plat with the intent of incorporating portions of the vacated Elon Ave right-of-way and the vacated sewer right-of-way into the existing Lot 1, Block 10, Rolling Hills Subdivision and subsequently splitting the existing lot into two (2) separate lots in the C-1, General Commercial Zoning District.

Located directly west and adjacent to the existing Lot 1, Block 10, Rolling Hills Subdivision is a portion of unimproved public right-of-way know as Elon Avenue that is being considered separately for vacation. Also, located directly south and adjacent to the existing Lot 1, Block 10, Rolling Hills Subdivision is a portion of sewer right-of-way that is also being considered separately for vacation. If the vacation request is approved, the applicant will absorb these portions of vacated right-of-way into the existing Lot 1, Block 10 of the Rolling Hills Subdivision while subsequently splitting the existing lot into two (2) separate lots for ownership and commercial development purposes.

The newly created lots will be zoned C-1, General Commercial District. The existing buildings located on the newly created lots will meet building set-

back requirements after the subdivision is recorded.

Vice-Chair Thomas asked if there were any questions. There were none.

Bill Ellingson made a motion to approve said case. Cindy Reardon seconded the motion. Motion carried 6/0.

OLD BUSINESS

None

NEW BUSINESS

Mike Cole reported there will not be a meeting on November 8, 2016, and there will be two cases at the November 22, 2016, meeting.

ADJOURNMENT

The meeting adjourned at 7:11 p.m.

Minutes taken and prepared by Jill McCarty, Administrative Assistant.