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DEPARTMENT OF PUBLIC WORKS

October 19th, 2023

PRE-MEETING WORKSHOP CAMPBELL COUNTY PLANNING COMMISSION

The October 19th, 2023, pre-meeting workshop of the Campbell County Planning Commission (Commission) came to order at 6:10 p.m.

Commission Members in attendance: Chairman Kurt Siebenaler, Vice-chair Anna Land, Harry Averett, Bob Jordan, and Jack Clary. No members were absent. Staff present were Sam Proffer, Planner and Zoning Administrator, and Clark Melinkovich, Senior Engineer and Planning Commission Recorder.

Mr. Proffer started the meeting by updating the Commission on the 'RoADS' Improvement and Service District incentive program that was adopted under Resolution 3055 by the Board of Commissioners on Tuesday, October 17th.

The discussion then moved on to the evening agenda items, the Capps Simple Subdivision and Zoning requests. There was general discussion on the project based on newspaper reports of the proposed upcoming truck stop slated for the location.

There was general discussion on possible upcoming ordinance changes, etc.

No decisions on any agenda items were made. No official action was taken.

The workshop adjourned at 6:50 P.M.

Sam Proffer
Planner and Zoning Administrator

MEMBERS PRESENT

Kurt Siebenaler, Chairman
Harry Averett, Member
Bob Jordan, Member
Anna Land, Vice-chairman
Jack Clary, Member

MEMBERS ABSENT

STAFF MEMBERS PRESENT

Sam Proffer, Planner and Zoning Administrator
Clark Melinkovich, Senior Engineer & County Recorder

The meeting was brought to order at approximately 7:00 p.m. by Chairman Siebenaler.

Roll Call:

Chairman Siebenaler started the meeting with the roll call. Chairman Siebenaler asked Mr. Melinkovich to note for the record that all members were present.

Approval of Minutes:

Chairman Siebenaler asked if the Commissioners had read the July 20th, 2023 meeting minutes and asked if there were any changes or corrections that needed to be made. All affirmed that they had read the minutes and no changes were needed.

Chairman Siebenaler asked for a motion to approve the July 20th, 2023 minutes as submitted. Commissioner Clary moved to approve, and Commissioner Averett seconded.

All voted aye. Motion carried.

Communication:

None

Public Hearings:

Case No. 23.04.CRSD

Capps-Peterson Simple Subdivision Request

Chairman Siebenaler asked Planner and Zoning Administrator Proffer to present the case.

Mr. Proffer presented the case by giving a brief overview of the location and size of the subdivision. Mr. Proffer noted that it is located within the County/Gillette Joint Development Review Area and that the City of Gillette was aware of the project and had no concerns.

Mr. Proffer cited how the proposal met all the Chapter 6 Subdivision regulations minimum criteria. Mr. Proffer summarized the project with a staff recommendation to approve as submitted by the applicant.

Chairman Siebenaler then asked the applicants agent, Ms. Jaime Tarver to give an overview of the project. Ms. Tarver advised the Commission that this was the first step in the development process enabling the developer, Mr. Doug Peterson to purchase the land. Ms. Tarver stated that Mr. Peterson intends to develop a new truck stop and convenience store. Ms. Tarver went on to explain that the developer would be requesting annexation into the City limits for purposes of public utility connections.

After a brief general discussion, Chairman Siebenaler asked for a motion; Commissioner Jordan moved to approve the Capps-Peterson Simple Subdivision as submitted. It was seconded by Commissioner Averett.

Chairman Siebenaler asked Senior Engineer Melinkovich to poll the Commissioners.

Voting was as follows:

Commissioner Averett:	Yes
Commissioner Jordan:	Yes
Vice-Chairman Land:	Yes
Commissioner Clary:	Yes
Chairman Siebenaler:	Yes

Motion passed 5-0.

Case No. 23.05.COZ

Capps-Peterson Zoning Request

Chairman Siebenaler asked Planner and Zoning Administrator Proffer to present the case.

Mr. Proffer presented the case by reviewing with the Commission that the location is currently zoned both M-H Mobile Home, and A-L Agricultural, and that the applicant has requested a zoning classification of 'C-1' General Commercial which would be required for the proposed truck stop development.

Mr. Proffer explained that the property was within an area designated by the Comprehensive Plan's Long Range Planning map as being marked for commercial/industrial development. Mr. Proffer noted that the City of Gillette was aware of the developers' intent and had no comment.

The Commission asked Mr. Proffer if staff had received any comments from the public on the project. Mr. Proffer stated that none were received.

After some discussion by the Commission, Chairman Siebenaler asked for a motion; Commissioner Averett moved to approve the Capps-Peterson Zoning Request from 'M-H' & 'A-L' to 'C-1' as requested by the applicant. Commissioner Jordan seconded the motion.

Chairman Siebenaler asked Senior Engineer Melinkovich to poll the Commissioners.

Voting was as follows:

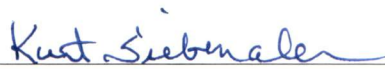
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Commissioner Averett:	Yes
Commissioner Jordan:	Yes
Vice-chairman Land:	Yes
Commissioner Clary:	Yes
Chairman Siebenaler:	Yes

Motion passed 5-0.

Chairman Siebenaler then confirmed that there was no other business for the evening and no other comments and adjourned the meeting.

Adjournment: Meeting was adjourned at 7:12 pm



Kurt Siebenaler, Chairman

NOTE: Campbell County Planning Commission meeting minutes contain a summary of discussions and are not intended to be verbatim.