

**CASPER PLANNING AND ZONING MEETING  
THURSDAY JULY 13, 2023  
THE LYRIC, 230 W YELLOWSTONE**

These minutes are a summary of the meeting. For full details view online at [www.casperwy.gov](http://www.casperwy.gov) on the Meetings and Agendas web page.

Members Present: Maribeth Plocek, Terry Wingerter, Joe Hutchison, Vickery Fales-Hall, Nic Eskew

Absent Members: Michael McIntosh, Kenneth Bates

Others present: Craig Collins, City Planner  
Barb Santmire, Administrative Assistant III  
Wallace Trembath, Deputy City Attorney

**I. MINUTES OF THE PREVIOUS MEETING**

Mr. Wingerter moved that the minutes of the June 8, 2023 Planning & Zoning Commission meeting be approved as presented. Mr. Eskew seconded the motion. With all members present voting aye, the motion carried.

**II. PUBLIC HEARINGS**

**Case #1: SP-415-2023** – Site plan review for the construction of a 14,395 square foot church, located at 3041 Paradise Drive, Dowler No. 2 Subdivision, Tract 8, and Paradise Acres, Lot 1. Applicant: Paradise Valley Christian School. (Continued from June 8, 2023 meeting).

Craig Collins, City Planner, presented the staff report, entered 5 exhibits into the record, and noted 2 staff recommended conditions. There were no public comments submitted.

Darrin Tromble, WWC Engineering, spoke as representative for the case. PVCC is looking to expand and their current location is insufficient for their needs. This will be a new structure and will consolidate the church and the school. In response to a question by Mr. Wingerter, Mr. Tromble reported that an existing log structure on the property will be demolished.

There being no others to speak, Vice-Chairperson Hutchison closed the public hearing. Ms. Plocek made a motion to approve case **SP-415-2023** with the two conditions noted in the staff report. The motion was seconded by Mr. Wingerter. With all members present voting aye, the motion carried.

**Case #2: CUP-426-2023** – Request for a Conditional Use Permit (CUP) to allow a 1,680 square foot oversized, detached garage/shop in a R-1 (Residential Estate) zoning district,

in excess of the 1,500 square foot limitation, located at 6316 White Deer Trail, River Lots Addition, Lot 16. Applicants: William and Sally Jensen.

Craig Collins, City Planner, presented the staff report, entered 6 exhibits into the record, and noted 1 staff recommended conditions. There was one (1) public comment submitted in support of the application.

William Jensen, 6316 White Deer Trail, spoke as representative for the case. Mr. Jensen met with one of his neighbors who expressed concerned about the building's placement creating a partial obstruction of the neighbor's view. They agreed that Mr. Jensen would move the building 6' to the east to lessen the impact. Mr. Jensen provided an updated plot plan, noted as Exhibit G.

There being no others to speak, Vice-Chairperson Hutchison closed the public hearing.

Mr. Wingerter noted that the Planning and Zoning Commission has considered all relevant factors (pg 2 of the staff report), including, but not limited to, those set forth in Section 17.12.240(H), and finds that:

1. The Conditional Use is consistent with the spirit, purpose, and intent of this Title; will not substantially impair the appropriate use of neighboring property; and will serve the public need, convenience, and welfare;
2. The Conditional Use is designed to be compatible with adjacent land uses and the area of its location.

On this basis, Mr. Wingerter moved to approve CUP-426-2023 with the one condition noted in the staff report and the addition of Exhibit G. The motion was seconded by Ms. Fales-Hall. With all members present voting aye, the motion carried.

III. SPECIAL ISSUES: There were none.

IV. COMMUNICATIONS:

A. Commission: There were none.

B. Community Development Director/City Planner: There were none.

C. Council Liaison: Councilor Cathey reported that two of the items sent as Do Pass to the Council (JTL and Elkhorn subdivision) have been established for Public Hearing on July 18<sup>th</sup>.

D. OYD and Historic Preservation Commission Liaisons:

OYD – Jeffree Star's Meat & Makeup store will hold its Grand Opening tomorrow, July 14<sup>th</sup>. It is planned to be an all day event beginning with the ribbon cutting at 10am and ending with a free concert that evening.

HPC – There was none.

E. Other Communications: There were none.

V. ADJOURNMENT

Vice-Chairperson Hutchison adjourned the meeting at 6:30 pm.

  
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Chairperson

  
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Secretary