

**CASPER PLANNING AND ZONING MEETING
THURSDAY SEPTEMBER 14, 2023
THE LYRIC, 230 W YELLOWSTONE**

These minutes are a summary of the meeting. For full details view online at www.casperwy.gov on the Meetings and Agendas web page.

Members Present: Maribeth Plocek, Joe Hutchison, Michael McIntosh, Kenneth Bates, Nic Eskew

Absent Members: Terry Wingerter, Vickery Fales-Hall

Council Liaison: Steve Cathey

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

MINUTES OF THE PREVIOUS MEETING

Mr. Bates moved that the minutes of the August 10, 2023 Planning & Zoning Commission meeting be approved as presented. Ms. Plocek seconded the motion. With all members present voting aye, the motion carried.

PUBLIC HEARINGS

Case #1: ZOC-469-2023 – Request for a zone change of 350 and 410 SE Wyoming Blvd, from PUD (Planned Unit Development) to C-2 (General Business). Said properties are more particularly described as Lots 59 and 60, “Longview Addition No. 2” and Lot 9A of the “Lot 9A & Lot 9B, Luker Addition.” Applicant: Curve TV, LLC.

Craig Collins, City Planner, presented the staff report and entered 5 exhibits into the record. There are no recommended conditions because conditions are not appropriate with a zone change. There were no public comments submitted.

Chris Hatch, representative for the case, spoke to the application. Mr. Hatch will be returning to the Planning and Zoning Commission in the near future with a site plan for the rezoned area. The Village Inn has transitioned to a new Mexican restaurant and the old bank will be razed and replaced with a 2,400 sf drive-thru building.

There being no others to speak, Chairperson McIntosh closed the public hearing and entertained a motion to approve, deny, table, or postpone to a date certain **ZOC-469-2023** regarding the request for a zone change of the referenced properties.

Mr. Hutchison made a motion to approve case **ZOC-469-2023** to be forwarded to Council for consideration. The motion was seconded by Mr Bates. All those present voted aye. Motion carried.

Mr. Collins advised the applicant that the zone change will be scheduled for hearing at a Council meeting. The applicant will be notified of the public hearing date and they, or their representative, should be present to answer any questions. After approval by Council, the document will be recorded and a copy of the final paperwork will be emailed to the applicant for their files.

Case #2: CUP-488-2023 – Request for a Conditional Use Permit (CUP) to allow for a second accessory building in excess of the 400 square foot limitation, to allow for the construction of a 1,152 square foot greenhouse, located at 2100 South Cedar Street. Said property is more particularly described as “Community Park Addition”, Block 24, Lots 1-4 Incl ELY PT, Lots 5-8 & Vacated alley traversing Block 24; & Community Park #2 Addition, Block 38, Lot 1 TRI TR in N. PT. Applicant: Shannon Colgan.

Craig Collins, City Planner, presented the staff report, entered 5 exhibits into the record, and noted 1 staff recommended condition. There were no public comments submitted.

Shannon and Alex Colgan, 2100 S Cedar Street spoke as representatives for the case. They stated their desire to build a 4-season greenhouse for personal, not commercial, use. The greenhouse will be built as a high tunnel and will not be a permanent structure.

There being no others to speak, Chairperson McIntosh closed the public hearing and entertained a motion to approve, approve with condition(s), deny, table, or postpone to a date certain CUP-488-2023 regarding the request for a conditional use permit at 2100 S Cedar Street.

Mr. Hutchison noted that the Planning and Zoning Commission has considered all relevant factors (pg 2-3 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. Hutchison moved to approve CUP-488-2023 with the 1 conditions noted in the staff report. The motion was seconded by Ms. Plocek. With all members present voting aye, the motion carried.

COMMUNICATIONS:

Historic Preservation Commission – The Christmas ornaments have been ordered and should be arriving shortly. The community will be notified when they are available for purchase.

Old Yellowstone District Advisory Committee toured the new townhomes at The Nolan and 333 W Midwest (previously a warehouse) which is currently for sale.

ADJOURNMENT

There being no further business, Chairperson McIntosh adjourned the meeting at 6:25 pm.


Chairperson


Secretary