

**CASPER PLANNING AND ZONING MEETING
THURSDAY DECEMBER 11, 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, Terry Wingerter, Joe Hutchison, Michael McIntosh, Kenneth Bates, Vickery Fales-Hall, Nic Eskew

Absent Members: None

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

MINUTES OF THE PREVIOUS MEETING

Ms. Fales-Hall moved that the minutes of the November 9, 2023 Planning & Zoning Commission meeting be approved as presented. Mr. Wingerter seconded the motion. With Commissioner Plocek abstaining and all other members present voting aye, the motion carried.

SPECIAL PRESENTATION

Liz Becher, Community Development Director, presented plaques and letters of appreciation to outgoing Commissioners Ken Bates and Vickery Fales-Hall.

PUBLIC HEARINGS

Case #1: ZOC-527-2023 – Request for a zone change of proposed Tract A-1, Kensington Heights Addition No. 4 from R-2 (One Unit Residential) to R-4 (High Density Residential). Applicant: Kensington Heights Development, LLC.

Commissioner Eskew declared a conflict of interest and recused himself from the meeting for this case.

Craig Collins, City Planner, presented the staff report and entered 16 exhibits into the record. There are no recommended conditions because conditions are not appropriate with a zone change. Public comments consisted of 10 emails/letters expressing opposition and a petition signed by 93 owners of property located in and around the parcel being proposed for the zone change.

Michael Lansing, representative of Kensington Heights Development, LLC., spoke to the application. Mr. Lansing noted that the applicant will not be the developer and that there is currently no designated site plan. The parcel was originally included in the Centennial Hills Planned Unit Development (PUD), which would have allowed for a much larger selection

of development options. The zoning was changed from Planned Unit Development (PUD) to One Unit Residential (R-2) in 2020. The current request to rezone to High Density Residential (R-4) would allow for multi-family dwellings which are more in keeping with the Generation Casper Comprehensive Plan and the Future Land Use Plan.

Owners of the following properties spoke in opposition of the proposed zone change:

- 2441 Fairwood Common Ave
- Centennial Village (DEA agent)
- 2415 Centennial Village Dr
- 1330 Heathrow Ave
- 2541 Boots Dr
- 2817 Croydon Dr
- 4270 Gramin Dr
- 2803 Heathrow Ave
- 4331 Gosfield St
- 2480 Boots Dr
- 4409 Freedom Cir
- 2829 Ardon Ln
- 2941 Boots Dr

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-527-2023** regarding the request for a zone change of the referenced properties.

Mr. Wingerter made a motion to approve case **ZOC-527-2023**. The motion was seconded by Mr. Hutchison. The case was reviewed and discussed by the Commissioners present. With Commissioner Eskew abstaining, Commissioner Fales-Hall voting aye, and all other members present voting nay, the motion failed and the zone change was denied.

Craig Collins, City Planner, apprised the applicant that there is a 10-day window of opportunity, from the date of the written notice of decision, to appeal the decision to the City Council.

Case #2: ZOC-524-2023 – Request for a zone change of 8 city-owned parcels, 2 county-owned parcels, and 3 state-owned parcels from PUD (Planned Unit Development) to C-2 (General Business). Applicants: City of Casper, Natrona County, and the State of Wyoming.

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.

The City Planner's report served as representation for the applicants. 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-524-2023** regarding the request for a zone change of the referenced properties.

Mr. Bates made a motion to approve case ZOC-524-2023 to be forwarded to Council for consideration. The motion was seconded by Ms. Fales-Hall. All those present voted aye. Motion carried.

Case #3: SUB-541-2023 – Request for final plat approval of the “Natrona County Health Addition.” Applicant: Natrona County.

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

Shane Porter of WLC Engineering spoke as representative for the applicant.

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 SUB-541-2023 regarding the request for final plat of the referenced property.

Mr. Wingerter made a motion to approve case SUB-541-2023 to be forwarded to Council for consideration. The motion was seconded by Mr Hutchison. All those present voted aye. Motion carried.

Case #4: ANX-533-2023 and ZOC-534-2023 – Request to annex 0.51-acres located at the southwest corner of Mary Street and Bryan-Evansville Road. Applicants have also requested a zone change from County zoning to City zoning classification of M-2 (General Industrial). Applicant: Gene L. Robinson Living Trust.

Craig Collins, City Planner, presented the staff report and entered 6 exhibits into the record. There are no staff recommended conditions and there were no public comments submitted.

Gene Robinson, property owner, spoke to the application. The purpose of the annexation is to gain access to City water and sewer in conjunction with the City’s plans to redo and improve Bryan-Evansville Rd in 2024. The zoning will allow for the building of an additional metal building (he owns several others in the area).

There being no others to speak, Chairperson McIntosh closed the public hearing and advised that the annexation and zoning requests will be voted on separately.

First, Mr. Eskew made a motion to approve case ANX-533-2023. The motion was seconded by Ms. Fales-Hall. All those present voted aye. Motion carried.

Second, Mr. Wingerter made a motion to approve case ZOC-534-2023 to be forwarded to Council for consideration. The motion was seconded by Ms. Plocek. All those present voted aye. Motion carried.

Case #5: SUB-540-2023 – Request for final plat approval of the “Morado Cove” Addition. Applicants: Bert K. Hammond and Carol S. Hammond, Trustees under the Bert K. Hammond Living Trust.

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

Brad Holwegner of WLC Engineering spoke as representative for the applicant. The plan is to build single-family townhomes.

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 SUB-540-2023 regarding the request for final plat of the referenced property.

Ms. Fales-Hall made a motion to approve case SUB-540-2023 to be forwarded to Council for consideration. The motion was seconded by Ms. Plocek. With Commissioner Bates abstaining and all other members present voting aye, the motion carried.

COMMUNICATIONS:

General Commission Communication:

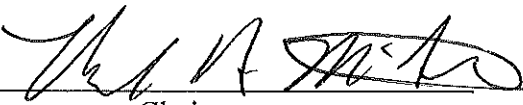
- Chairperson McIntosh thanked Commissioner Bates and Commissioner Fales-Hall for their service.
- It was announced that Andrew Beamer and Ann Ruble have been appointed to the open positions and will begin serving three-year terms in January 2024.

Historic Preservation Commission – The Commission toured The Rialto and The America in November. Both properties are being renovation with the The Rialto slated to be a venue for live shows/comedy club and The America to be live music.

Old Yellowstone District Advisory Committee – The Committee had no meeting in November, but has been busy in December with two days of community clean-up, Rudolphing several of the local businesses, and a Sing & Crawl scheduled for December 28th which is open to participation from the community.

ADJOURNMENT

There being no further business, Chairperson McIntosh adjourned the meeting at 8:30 pm.



Chairperson



Secretary