

**CASPER PLANNING AND ZONING MEETING**  
**THURSDAY November 10, 2022**  
**CITY COUNCIL CHAMBERS**

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. The Planning and Zoning Commission held a meeting at 6:00 p.m., on Thursday November 10, 2022, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

Members Present:               Maribeth Plocek  
                                      Terry Wingerter  
                                      Travis Van Hecke  
                                      Kenneth Bates  
                                      Michael McIntosh  
                                      Joe Hutchison

Absent Members:               Vickery Fales-Hall  
                                      Wallace Trembath, Deputy City Attorney

Others present:                Craig Collins, City Planner  
                                      Barb Santmire, Administrative Assistant III  
                                      Bruce Knell, Council Liaison  
                                      Liz Becher, Community Development Director

**I.     MINUTES OF THE PREVIOUS MEETING**

Chairperson Bates asked if there were additions or corrections to the minutes of the October 13, 2022 Planning & Zoning Commission meeting.

Chairperson Bates called for a motion to approve the minutes of the October 13, 2022 Planning & Zoning Commission meeting.

Mr. Wingerter made a motion to approve the minutes of the October 13 meeting. The motion was seconded by Mr. McIntosh.

Chairperson Bates abstained. All others present voted aye. Motion carried.

**II.    PUBLIC HEARINGS**

**Our first case this evening:**

**CUP-284-2022** – Request for a Conditional Use Permit to operate an in-home child care center, with a maximum capacity of up to fifteen (15) unrelated children, at 2936 Ridgcrest Drive, more particularly described as Valley Hills Addition, Lot

25 and a 20' strip ADJ. Applicant: Cristol Lovato dba Comfy Cozy Child Care for Infants and Toddlers.

Craig Collins, City Planner presented the staff report, including four (4) conditions, and entered 5 exhibits into the record for this case.

Chairperson Bates opened the public hearing and asked for the person representing the case to come forward and explain the application.

Ms. Cristol Lovato, 2936 Ridgecrest Dr., spoke as representative for this case.

Mr. Wingerter asked the applicant if she is aware of the four (4) conditions included for consideration. The applicant indicated she is aware.

Mr. Wingerter asked about the construction/yellow tape in the front yard of the subject property. The applicant explained that a recent sidewalk replacement had resulted in a "lip". The tape was left up while the trip hazard was addressed.

Chairperson Bates asked if there was anyone in the audience wishing to speak in favor of or opposition to this case?

There being no others to speak, Chairperson Bates closed the public hearing and entertained a motion to approve, approve with conditions, deny, table, or postpone to a date certain CUP-284-2022 regarding the Cozy Comfort Child Care for Infants and Toddlers.

Mr. McIntosh made a motion to approve case CUP-284-2022 with the four (4) conditions listed in the staff report. The motion was seconded by Mr. Wingerter.

All those present voted aye. Motion carried.

**Our second case this evening:**

CUP-288-2022 – Request for a second amendment to a Conditional Use Permit granted March 25, 2014 to enlarge an existing detached garage by an additional 128 square feet, located at 643 East 17<sup>th</sup> Street, more particularly described as a portion of Block 37, Butler Heights Addition. Applicant: Emerick Huber.

Craig Collins, City Planner presented the staff report, including one (1) condition, and entered 6 exhibits into the record for this case.

Chairperson Bates opened the public hearing and asked for the person representing the case to come forward and explain the application.

Mr. Rob Shively, 301 Thelma, spoke as representative for this case.

Chairperson Bates asked if the applicant is aware of the one (1) condition included for consideration. The applicant's representative indicated he is aware.

Mr. Wingerter referenced a picture of the existing structure asking for clarification on where the addition will be located.

Chairperson Bates asked if there was anyone in the audience wishing to speak in favor of or opposition to this case?

Trent Zempel, 673 E 17<sup>th</sup> St., spoke in favor of the case.

Houston Hanna, 663 E 17<sup>th</sup> St., spoke in favor of the case.

There being no others to speak, Chairperson Bates closed the public hearing and entertained a motion to approve, approve with conditions, deny, table, or postpone to a date certain CUP-288-2022 regarding the second amendment to a Conditional Use Permit granted March 25, 2014.

Having noted that the Planning and Zoning Commission has considered all relevant factors, including, but not limited to, those set forth in Casper Municipal Code Section 17.12.240(H), and finding that the Conditional Use Permit meets the two (2) findings required by Casper Municipal Code Section 17.12.240(G), Ms. Plocek made a motion to approve case CUP-288-2022 with the one (1) condition listed under the "Recommendation" section of the staff report. The motion was seconded by Mr. McIntosh.

All those present voted aye. Motion carried.

### **III. SPECIAL ISSUES:**

There were none.

### **IV. COMMUNICATIONS:**

#### **A. Commission:**

Mr. Wingerter asked if anyone had knowledge of when the road work at 12<sup>th</sup> & McKinley may be completed. No one had any pertinent information.

Chairperson Bates congratulated winners of the recent election.

#### **B. Community Development Director:**

Liz Becher stated that there would be an opportunity for fellowship and celebration of the holidays after the December 8<sup>th</sup> Planning and Zoning Commission meeting.

#### **C. Council Liaison:**

Bruce Knell thanked the Commission members for their service.

#### **D. OYD and Historic Preservation Commission Liaisons:**

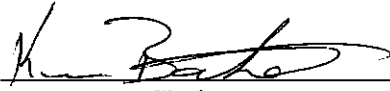
OYD – There were none.

HPC – Mr. Wingerter shared the recent loss of Historic Preservation Commissioner Pinky Ellis. He commented on Mr. Ellis' extensive history in the community and mentioned that he will be greatly missed.

- E. Other Communications:  
There were none.

V. **ADJOURNMENT:**

Chairperson Bates adjourned the meeting at 6:35pm.

  
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Chairperson

  
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Secretary