

**PLANNING AND ZONING MEETING
THURSDAY, April 15, 2021
CITY COUNCIL CHAMBERS**

These minutes are a summary of the meeting. For full details view online at 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 April 18, 2021, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

Members Present: Susan Frank
Fred Feth
Terry Wingerter
Chuck Davis
Mike McIntosh
Kenneth Bates

Absent Members: Vickery Fales-Hall

Others present: Liz Becher, Community Development Director
Craig Collins, City Planner
Dee Hardy, Administrative Support Technician
Wallace Trembath, Deputy City Attorney
Bruce Knell, Council Liaison
Justin Stearns, 200 Pronghorn
Kevin Stanek, 1120 East C Street
Keith Tyler, 140 North Center Street

I. MINUTES OF THE PREVIOUS MEETINGS

Chairperson Frank asked if there were additions or corrections to the minutes of the March 18, 2021 Planning & Zoning Commission meeting.

Chairperson Frank called for a motion to approve the minutes of the March 18, 2021 Planning & Zoning Commission meeting.

Mr. Davis made a motion to approve the minutes of the March 18, 2021 meeting. The motion was seconded by Mr. Wingerter. All those present voted aye. Motion carried.

II. PUBLIC HEARING

Chairperson: I would like to advise all of the Applicants that it takes four (4) affirmative votes to carry any motion, not just a simple majority of those members present. Anything less than four (4) votes is a denial. Applicants can postpone their Public Hearing until next month in anticipation of more Planning Commission members being present, if they so desire.

PLN-21-016-R – A vacation and replat of Lots 23-33, Block 1, City of Casper Addition, to create The Nolan Subdivision, comprising 0.93-acres, more or less, located at 322 South David Street. Applicant: The NOLAN, LLC.

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

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

Justin Stearns, 200 Pronghorn, spoke in favor of this case.

Chairperson Frank asked for clarification of where the residential units will be.

Mr. Stearns stated that the residential units would be located on the southwest corner.

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

There being no others to speak Chairperson Frank closed the public hearing and entertained a motion to approve, deny or table PLN-21-016-R.

Mr. Wingerter made a motion to approve case PLN-21-016-R and forward a “do pass” recommendation to Council. The motion was seconded by Mr. McIntosh.

Mr. Wingerter asked what the difference between the proposed plat and previous plat was?

Mr. Collins replied that the proposed plat has lower density with fewer lots.

All those present voted aye. Motion Carried.

Chairperson: I would like to advise all of the Applicants that it takes four (4) affirmative votes to carry any motion, not just a simple majority of those members present. Anything less than four (4) votes is a denial. Applicants can postpone their Public Hearing until next month in anticipation of more Planning Commission members being present, if they so desire.

PLN-21-017-RZ – A vacation and replat of Lots 48-56, Block 40, All of Block 41, Lots 13-49, Block 42, and all of Blocks 43, 44, 45, 46, 47, 48, & 49, to create Trails West Estates No. 5 Addition, comprising 116-acres, more or less, generally located north of Whispering Springs Road and Village Drive. A rezone of the area from multiple zoning classifications to AG (Urban Agriculture) is also requested. Applicant: Rocking K Properties, LLC.

Craig Collins, City Planner presented the staff report and recommended that the case be tabled for further consideration at a date unknown.

Chairperson Frank entertained a motion to table PLN-21-017-RZ.

Mr. Feth made a motion to table case PLN-21-017-RZ. The motion was seconded by Mr. McIntosh. All those present voted aye. Motion Carried.

Chairperson: I would like to advise all of the Applicants that it takes four (4) affirmative votes to carry any motion, not just a simple majority of those members present. Anything less than four (4) votes is a denial. Applicants can postpone their Public Hearing until next month in anticipation of more Planning Commission members being present, if they so desire.

PLN-21-018-S – Site plan review for a 60-unit senior housing apartment building on Lots 3, 4, 5, 6 and the southerly portion of Lot 7, Mountain Plaza Addition No. 6, generally located west of Patriot Drive and north of Talon Drive. Applicants: Longterm, LLC and Mesa Development, Inc. c/o BI Properties, LLC.

Craig Collins, City Planner presented the staff report and entered seven (7) exhibits into therecord for this case. The staff report recommends the following conditions:

1. Per the Mountain Plaza Addition No. 6 Subdivision Agreement, executed March 2, 2010, and recorded at the Natrona County Clerk's Office as instrument #885786 – the applicant shall pay the City appropriate recapture fees for the construction of Plaza Loop Road as well as Talon Drive/Wyoming Boulevard traffic improvements. Said fees are due and payable at the time of the execution of the site plan agreement.
2. A revised landscaping plan shall be submitted to staff for review and approval prior to the execution of the site plan agreement. Said landscaping plan shall meet all minimum requirements of the Casper Municipal Code, including but not limited to the provision of street trees along Talon Drive.

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

Kevin Stanek, 1120 East C Street, spoke in favor of this case.

Mr. Wingerter asked if this would be a government sponsored project?

Mr. Stanek replied that he believed it would be a government sponsored project.

Liz Becher, Community Development Director stated that the project would be funded through Wyoming Community Development Authority (WCDA).

Chairperson Frank asked if the 18,276 square foot print was for each floor.

Mr. Stanek stated that was correct, the structure would have three (3) floors.

Mr. Bates asked if there would be an elevator since this was a senior development?

Mr. Stanek stated that was correct.

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

There being no others to speak Chairperson Frank closed the public hearing and entertained a motion to approve, deny or table PLN-21-018-S.

Mr. Bates made a motion to approve case PLN-21-018-S with the two (2) Conditions listed in the staff report. The motion was seconded by Mr. Davis. All those present voted aye. Motion carried.

Chairperson: I would like to advise all of the Applicants that it takes four (4) affirmative votes to carry any motion, not just a simple majority of those members present. Anything less than four (4) votes is a denial. Applicants can postpone their Public Hearing until next month in anticipation of more Planning Commission members being present, if they so desire.

PLN-21-019-Z – Petition for a zone change of proposed Lot 3, Methodist Church Addition MBA (currently described as a portion of Lot 1, Methodist Church Addition), located at the southwest corner of East 15th Street and Wyoming Boulevard, from zoning classification R-1 (Residential Estate) to C-2 (General Business). Applicant: 4U2C, LLC.

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

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

Keith Tyler, 140 North Center Street, spoke in favor of this case.

Mr. Davis asked which street would have access to the property?

Mr. Tyler replied access would be on East 15th Street.

Mr. Wingerter inquired about what type of development would there be? He noted the water tank adjacent to the property.

Mr. Tyler stated that he did not anticipate developing the entire tract, and the lot would be ideal offices or retail. He advised that there would be a buffer between the lot and the water tank.

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

There being no one to speak Chairperson Frank closed the public hearing and entertained a motion to approve, deny or table PLN-21-019-Z.

Mr. Bates made a motion to approve case PLN-21-019-Z and forward a “do pass” recommendation to Council. The motion was seconded by Mr. Wingerter.

Discussion:

- Water tank adjacent to the property.
- Water tanks being regulated and the City Engineer did not have a concern.
- Letter of opposition received regarding the case.
- Office building on the lot would reduce noise and light in the evening.

All those present voted aye. The Motion carried.

III. COUNCIL ACTIONS

Replat creating Trails West No. 4.

IV. SPECIAL ISSUES:

There were not any special issues.

V. COMMUNICATIONS:

- A. Commission:
There were none.
- B. Community Development Director:

Liz Becher advised that at the next Council two (2) items will be considered. The removal of restrictions for the new Delta Addition. Subdivision Agreement, and Parking on the parkways which was before this Commission in 2017. She noted they may want to tune in. She stated when the weather begins to get nice she is looking at taking this group on a tour in late May. Mr. Bates asked it would be possible to tour the State Office Building in the upcoming tour.

C. Council Liaison:

Bruce Knell stated that Council had a good discussion about removing restrictions in the New Delta Subdivision Agreement. He thanked the Commission for their foresight and work put into that item. He mentioned that Lot 2 should not have been included and the Planning and Zoning Commission caught that.

D. OYD and Historic Preservation Commission Liaisons

Chairperson Frank was unable to attend the Historic Preservation meeting Monday, April 12, 2021. She advised that the minutes of the March 18, 2021 meeting were included in the packet.

Chairperson Frank advised that the minutes of the March 22, 2021, OYD meeting were provided this evening. Mr. Feth stated that 71 Construction will begin reconstruction of Midwest Avenue. The Committee took a tour of the State Office Building. He noted at the May meeting they will be working on the upcoming Oscars.

E. Other Communications:

There were none.

Chairperson Frank stated that the next Planning and Zoning Commission meeting will be held Thursday, May 20, 2021.

VI. ADJOURNMENT

Chairperson Frank called for a motion for the adjournment of the meeting. A motion was made by Mr. Feth and seconded by Mr. Wingerter to adjourn the meeting. All present voted aye. Motion carried. The meeting was adjourned 6:46 p.m.

Chairperson

Secretary