

**PLANNING AND ZONING MEETING  
THURSDAY OCTOBER 21, 2021  
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 October 21, 2021, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

Members Present: Susan Frank  
Fred Feth  
Terry Wingerter  
Carol Johnson  
Ken Bates  
Vickery Fales-Hall  
Mike McIntosh

Absent Members:

Others present: Craig Collins, City Planner  
Kristie Turner, Administrative Support Technician  
John Henley, City Attorney

**I. MINUTES OF THE PREVIOUS MEETING**

Chairperson Frank asked if there were additions or corrections to the minutes of the September 16, 2021 Planning & Zoning Commission meeting.

Chairperson Frank called for a motion to approve the minutes of the September 16, 2021, Planning & Zoning Commission meeting.

Ms. Fales-Hall made a motion to approve the minutes of the September 16, 2021, meeting. The motion was seconded by Mr. Wingerter.

All those present voted aye. Motion carried.

**II. PUBLIC HEARINGS**

**Our case this evening:**

**CUP-77-2021** - A request for a Conditional Use Permit (CUP) to allow for the construction of an oversized, detached, residential garage, located at 2340 South Poplar Street, more particularly described as Tract 11, Garden Creek Acres Addition. The proposed garage is designed with a sloped roof, with a maximum sidewall height of eighteen (18) feet on one side and twelve (12) feet

on the opposite side (*a maximum of a 12' wall height is permitted by code*). The footprint of the garage is designed to be 1,820 square feet in area (70'x26'). (*The maximum size, per code, for a detached garage is 1,500 square feet.*)  
Applicant: Cameron Wagner

Craig Collins, City Planner presented the staff report and entered 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.

Cameron Wagner, 2430 S Poplar, spoke as representative for this case.

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 CUP-77-2021 regarding the CUP

Mr. Wingerter made a motion to approve case CUP-77-2021. 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 find that the Conditional Use Permit meets the two (2) findings required by Casper Municipal Code Section 17.12.240(G). On that basis, Mr. Wingerter moved to **approve** CUP-77-2021, with the one (1) condition listed under the "Recommendation" section of the staff report. The motion was seconded by Mr. Feth.

### Discussion

Mr. Bates asked how far the Garden Creek Park area was from property.

Mr. Wagner stated that it was about 15ft from property line and 30 feet from garage.

Ms. Johnson asked how tall the trees were that surrounded the proposed garage.

Mr. Wagner commented that they are about 30ft tall.

Mr. Bates also asked about timeline for completing the project.

Mr. Wagner stated that depending on weather the foundation could be poured soon and the rest of the construction would happen in the spring.

All those present voted aye. Motion Carried.

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

None

### **IV. COMMUNICATIONS:**

- A. Commission:  
No Report

B. Community Development Director:  
No Report

C. Council Liaison:  
No Report

D. OYD and Historic Preservation Commission Liaisons:

OYD: Ribbon cutting for Old Yellowstone parking lot October 26, 2021, after council meeting workshop.

HPC: The special purpose tax is up for vote November 2, 2021, to upgrade the waterline on Midwest.

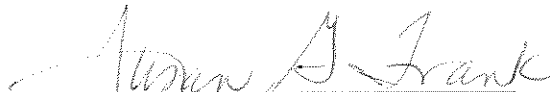
E. Other Communications:  
No Report

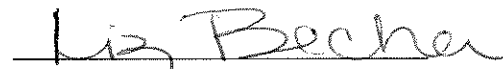
Chairperson Frank stated that the next Planning and Zoning Commission meeting will be held Thursday, November 18, 2021.

**V. 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 at 6:18p.m.

  
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Chairperson

  
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Secretary