

**PLANNING AND ZONING MEETING  
THURSDAY NOVEMBER 18, 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 November 18, 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 Assistant III  
Wallace Trembath, Deputy City Attorney  
Bruce Knell, Council Liaison

**I. MINUTES OF THE PREVIOUS MEETING**

Chairperson Frank asked if there were additions or corrections to the minutes of the October 21, 2021 Planning & Zoning Commission meeting.

Chairperson Frank called for a motion to approve the minutes of the October 21, 2021, Planning & Zoning Commission meeting.

Mr. Wingerter made a motion to approve the minutes of the October 21, 2021, meeting. The motion was seconded by Ms. Fales-Hall.

All those present voted aye. Motion carried.

**II. PUBLIC HEARINGS**

**Our first case this evening:**

**SUB-96-2021 & ZOC-97-2021** – A vacation and replat of Tracts B, C, D & E of “The Back Nine Addition” to create a new subdivision named “**Eagle Valley**” (aka “**Back Nine**”), located south of West 29<sup>th</sup> Street, and east of Casper Mountain Road, and comprising 17.25-acres, more or less. The request also includes a zone change of the proposed “**Eagle Valley**” (aka “**Back Nine**”) Addition from R-2 (One Unit

Residential) to R-3 (One to Four Unit Residential). Applicants: Benjamin & Michal Hansuld.

Craig Collins, City Planner presented the staff report and entered 9 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.

Ben Hansuld, 128 E 27<sup>th</sup> Street Casper, spoke as representative for this case.

Ms. Johnson asked about plans to build twin homes and four plex units and if they were for purchase or rent.

Mr. Hansuld responded that they do not have plans to build four plex units. He is planning on twin homes and single-family homes in the subdivision. All units will be for sale.

Mr. Wingerter asked about the timeline.

Mr. Hansuld responded that they will start dirt work for roads soon.

Ms. Fales-Hall asked about if Mr. Hansuld had reached out to Mr. Rogers who submitted a letter. Other members of commission also encouraged Mr. Hansuld to contact Mr. Rogers.

Mr. Hansuld responded that he had not contacted Mr. Rogers but that he would respond to the email.

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

Deborah Hiner, 2827 Hogan Dr. spoke in opposition as she is concerned about rezoning that allows for four-plex units.

Mr. Hansuld stated that he does not have any plans for four-plex units and his current plan is twin homes similar to what is currently at that location.

Mr. Bates asked if there were any four-plex units in the area.

Mr. Hansuld responded that there are none.

There being no others to speak, Chairperson Frank closed the public hearing and entertained a motion to approve, deny or table SUB-96-2021 regarding the replat.

Mr. Wingerter made a motion to approve case SUB-96-2021. The motion was seconded by Mr Bates.

#### Discussion

All those present voted aye. Motion carried.

Chairperson Frank entertained a motion to approve, deny or table ZOC-97-2021 regarding the zoning.

Ms. Fales-Hall made a motion to approve case ZOC-97-2021. The motion was seconded by Mr Bates.

#### Discussion

All those present voted aye. Motion carried.

#### **Our second case this evening:**

SP-90-2021 – Site Plan review for the construction of a 60-unit multi-family development to be located on Lots 2 & 3, Highland Park Addition No. 6, (directly north of Fire Station #3). Applicant: Liberty Square Apartments, LLC.

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.

Steve Bruce with Inberg Miller - spoke as representative for this case.

Mr. Wingerter asked about the activity levels in area with the Fire Department close by. Mr. Bruce stated that a traffic study had been performed and there were no additional concerns.

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

Alisha Rone with the Child Development Center, 2020 E 12<sup>th</sup> St. spoke in opposition to the case.

Ms. Rone's concerns were regarding sex offender screening at apartment complex due to proximity to school, additional traffic issues with increase of apartment traffic along with Classical Academy traffic, and the additional trash and loitering that might happen. Additional concern regarded the possibility of a fence that would separate the center from the apartment complex to protect the special needs playground from use by neighborhood kids.

Mr. Bates stated that the Liberty Square Apartments are managed by the Casper Housing Authority and his understanding is that they cannot allow sex offenders as renters. He also stated that the middle school nearby has a playground and there are no known issues with neighborhood use.

Mr. Bruce stated the project had no current plans to build a fence to separate the properties. Mr. Knell suggested that if the Child Development Center would like a fence they should pursue installing one.

Ms. Frank suggested that Ms. Rone speak to the housing authority to inquire if they would assist in building a fence but that the Child Development Center is free to build a fence if they so desire.

There being no others to speak, Chairperson Frank closed the public hearing and entertained a motion to approve, deny or table SP-90-2021 regarding the replat.

Mr. Wingerter made a motion to approve case SP-90-2021. The motion was seconded by Mr. McIntosh.

#### Discussion

All those present voted aye. Motion carried.

#### **Our third case this evening:**

**SUB-98-2021 & ZOC-99-2021** – A vacation and replat of a portion of Tract 4, North Platte River Park Subdivision, to create **North Platte River Park No. 2**, comprising 185-acres, more or less, and located generally northwest of the Events Center, and also including the Events Center property. A vacation and rezone of proposed Lots 1 & 2 of North Platte River Park No. 2 is also proposed. Lot 1 (west of North Poplar Street and north of Events Drive) is proposed for M-2 (General Industrial) zoning and Lot 2 (east of North Poplar Street and north of Events Drive) is proposed for M-1 (Limited Industrial) zoning. Proposed Lot 3 (Events Center parcel) will remain to be zoned PH (Park Historic).

Craig Collins, City Planner presented the staff report and entered 7 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.

Mr. Collins 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 SUB-98-2021 regarding the replat.

Mr. McIntosh made a motion to approve case SUB-98-2021. The motion was seconded by Mr. Wingerter.

#### Discussion

All those present voted aye. Motion Carried.

Chairperson Frank entertained a motion to approve, deny or table ZOC-99-2021 regarding the zoning.

Mr. Feth made a motion to approve case ZOC-99-2021. The motion was seconded by Ms. Fales-Hall.

#### Discussion

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:  
Mr. Knell the Council is continually working on economic development and thanked the Commission for passing the Liberty Square Apartment project. The Council respects the work of the P&Z Commission and appreciate all their efforts.
- D. OYD and Historic Preservation Commission Liaisons:  
OYD: Last meeting was the review of the African American study. Ms. Frank stated that she thought it was great report.  
Mr. Feth stated that the ribbon cutting went well on Oct 26, but that turnout was small due to the rain storm.
- E. Other Communications:  
No Report

Chairperson Frank stated that the next Planning and Zoning Commission meeting will be held Thursday, December 16, 2021.

#### **V. ADJOURNMENT:**

Chairperson Frank called for a motion for the adjournment of the meeting. A motion was made by Mr. Wingerter and Mr. Feth seconded by to adjourn the meeting.

All present voted aye. Motion carried.

The meeting was adjourned at 6:50p.m.

August A Frank  
Chairperson

Liz Becher  
Secretary