

**PLANNING AND ZONING MEETING
THURSDAY JANUARY 20, 2022
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 November 18, 2021, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

Members Present: Terry Wingerter
Carol Johnson
Ken Bates
Vickery Fales-Hall
Mike McIntosh
Maribeth Plocek
Joe Hutchison

Absent Members: Bruce Knell, Council Liaison

Others present: Liz Becher, Community Development Director
Craig Collins, City Planner
Kristie Turner, Administrative Assistant III
Wallace Trembath, Deputy City Attorney

I. ELECTION OF OFFICERS

Carol Johnson, acting as the substitute presiding officer, called the meeting to order. Mr. Henley explained the election process.

Ms. Johnson opened the floor for nominations for the position of Chairperson. Ms. Fales-Hall nominated Mr. Bates for Chairperson. The nomination was seconded by Mr. Wingerter. Mr. Bates nominated Ms. Johnson for Chairperson. The nomination was seconded by Mr. McIntosh. Ms. Johnson closed the nominations. Ms. Johnson asked members to cast their vote.

Votes were counted by Mr. Henley and Ms. Turner. Mr. Bates was elected Chairperson for 2022.

Ms. Johnson opened the floor for nominations for the position of Vice-Chairperson. Ms. Fales-Hall nominated Ms. Johnson for Vice-Chairperson. The nomination was seconded by Mr. Bates. Mr. Hutchison nominated Ms. Fales Hall for Vice-Chairperson. The nomination was seconded by Mr. McIntosh. Ms. Johnson closed the nominations. Ms. Johnson asked members to cast their vote.

Votes were counted by Mr. Henley and Ms. Turner. Ms. Johnson was elected Vice-Chairperson for 2022.

A five (5) minutes recess was taken for the Chairperson and Vice-Chairperson to move to the appropriate seats.

I. MINUTES OF THE PREVIOUS MEETING

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

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

Ms. Johnson made a motion to approve the minutes of the December 16, 2021, meeting. The motion was seconded by Mr. Wingerter.

All those present voted aye. Motion carried.

II. PUBLIC HEARINGS

Our first case this evening:

- A. **SUB-104-2021** (CONTINUED FROM DECEMBER) A vacation and replat of Lot 7 in Wolf Creek Eight Addition and Lot 43 in Wolf Creek Nine Addition, to create "Wolf Creek Ten Addition", located at 3714 and 3720 Dancing Wolf Drive. Applicants: BI Properties, LLC & Iliana Adler, Administrator JJSN Living Trust.

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

Randy Hall, 550 N. Poplar, spoke as representative for this case.

Mr. Hall addressed the issues that had been raised from community members at the December 16, 2021, meeting. There will be no changes in the current HOA. In regard to lot adjustments or purchases, Mr. Hall stated that his business model is subdividing plats into lots that are sold to builders for development. He does not sell lots to neighboring homeowners as there is no profit. In regard to the pedestrian pathway, Mr. Hall acknowledges that there was an error and miscommunication with the builders. Mr. Hall worked with the City Engineers to correct the error.

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

Christina Batt, 3711 Dancing Wolf Dr., spoke regarding the case.

Ms. Batt thanked Mr. Hall for addressing the issues and had no other opposition.

Don Gilmore, 3708 Dancing Wolf Drive, spoke in opposition to the case. Mr. Gilmore stated that he is still disgruntled by the situation with the pedestrian path. Mr. Bates commented that the commission sympathized with his situation but the pedestrian path issue was not applicable to the SUB-104-2021.

There being no others to speak, Chairperson Bates closed the public hearing and entertained a motion to approve, deny or table SUB-104-2021 regarding the vacation and replat.

Mr. Wingerter made a motion to approve case SUB-104-2021. The motion was seconded by Ms. Johnson

All those present voted aye. Motion carried

Our second case this evening:

CUP-114-2021 Request for a Conditional Use Permit to allow for an accessory building (detached garage) with an exterior wall height greater than 12-feet in height in an R-1 (Residential Estate) zoning district, located at 1225 West 30th Street, Lot 9, South Garden Creek Acres #3. The proposal is requesting approval for a 22-foot wall height. Applicants: Dan and Deb White

Craig Collins, City Planner presented the staff report 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.

Deb White, 1225 W 30th, spoke as representative for this case.

Chairperson Bates 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 Bates closed the public hearing and entertained a motion to approve, deny or table CUP-114-2021 regarding the CUP.

Ms. Fales-Hall made a motion to approve case CUP-114-2021. The motion was seconded by Mr. Wingerter.

All those present voted aye. Motion carried.

Our last case this evening:

CUP-118-2021 Request for an amendment to Conditional Use Permit granted March 25, 2014, to enlarge the allowable size of an oversized, detached garage,

located at 643 East 17th Street, described as Portions of Lots 3, 4, 5 and the Adjacent Alley, Block 37, Butler Heights Addition. The previously-approved Conditional Use Permit allowed for a maximum building footprint of 1,800 square feet for said detached garage. The current request proposes to enlarge the size of the detached garage by thirty (30) additional square feet. Applicant: Emerick Huber.

Craig Collins, City Planner presented the staff report 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.

Rob Shively, 536 S. Center. spoke as representative for this case.
Emrick Huber, 643 E 17th St. also spoke as representative for this case

Chairperson Bates 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 Bates closed the public hearing and entertained a motion to approve, deny or table CUP-118-2021 regarding the CUP.

Mr. McIntosh made a motion to approve case CUP-118-2021. The motion was seconded by Ms. Plocek.

All those present voted aye. Motion carried.

III. SPECIAL ISSUES:

Cancellation of February 17, 2022 Planning and Zoning Commission Meeting. There are no cases to be heard.

Ms. Fales-Hall made a motion to cancel the public meeting for February 17,2022. The motion was seconded by Mr. McIntosh.

Committee Assignments –

Historic Preservation – Ms. Fales-Hall, Ms. Johnson, and possibly Mr. Bates

Old Yellowstone District – Mr. McIntosh, Mr. Hutchison, and Ms. Plocek

IV. COMMUNICATIONS:

A. Commission:
No Report

B. Community Development Director:
No Report


- C. Council Liaison:
No Report
- D. OYD and Historic Preservation Commission Liaisons:
No Report
- E. Other Communications:
Mr. Bates asked about scheduling a tour of the new State Office Building.

V. **ADJOURNMENT:**

Chairperson Bates called for a motion for the adjournment of the meeting. A motion was made by Ms. Fales-Hall and seconded by Mr. McIntosh to adjourn the meeting.

All present voted aye. Motion carried.

The meeting was adjourned at 7:20 pm.



Chairperson



Secretary

