

**PLANNING AND ZONING MEETING  
THURSDAY, DECEMBER 10, 2015  
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 Planning Commission web page. The Planning and Zoning Commission held a meeting at 6:00 p.m., on Thursday, December 10, 2015, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

Members Present: James Holloway  
Bob King  
Randy Hein  
Ryan Waterbury  
Don Redder  
Monte Henrie

Absent Members: Mary England

Others present: Liz Becher, Community Development Director  
Craig Collins, City Planner  
Aaron Kloke, Planner I  
Jason Knopp, City Engineer  
Dee Hardy, Administrative Support Technician  
Wallace Trembath, Assistant City Attorney  
Steve Cathey, Council Liaison  
Burt Andreen, 74 Gardenia Street  
Brian Wagner, 720 Goodstein Drive  
Bill Fehringer, 6080 Enterprise Drive

Chairman Holloway presented a photo of the City of Casper to Monte Henrie, and thanked him for his service to the Planning and Zoning Commission. He stated that this would be Monte's last meeting.

**II. MINUTES OF THE PREVIOUS MEETING**

Chairman Holloway asked if there were additions or corrections to the minutes of the November 24, 2015 Planning & Zoning Commission meeting.

Mr. King noted on page 2, under case number PLN-15-058-C, the number of conditions

should be changed to five (5) instead of four (4). He advised that he had contacted staff prior to the meeting.

Chairman Holloway called for a motion to approve the minutes of the November 24, 2015 Planning & Zoning Commission, as amended.

Mr. Henrie made a motion to approve the minutes of the November 24, 2015 meeting, as amended. The motion was seconded by Mr. Redder. All those present voted aye. Minutes approved.

### **III. PUBLIC HEARING**

**The Chairman advised the applicants that it takes four (4) affirmative votes to carry any motion not just a majority of those commission 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-15-059-R** – Petition to vacate and replat Mesa Del Sol, Lots 3B & 4A, to create Mesa Del Sol, Lots 3C & 4B, comprising 0.18 acres, more or less, located at 3204 and 3216 Sienna Drive. Applicant: Mesa No. 3, LLC & RAM Funding, LLC.

Aaron Kloke, Planner I, presented the staff report and recommended that if, after the public hearing, the Planning and Zoning Commission finds that the requested replat meets the minimum requirements of the Casper Municipal Code, staff recommends that the Planning and Zoning Commission approve the requested replat and forward it to the City Council with a “do pass” recommendation.

Mr. Kloke entered six (6) exhibits into the record for this case.

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

Burt Andreen, 74 Gardenia Street, spoke in favor of this case.

Chairman Holloway asked for anyone wishing to comment in favor of, or opposition to, this case.

There being no one to speak, Chairman Holloway closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table PLN-15-059-R, regarding the proposed Mesa Del Sol, Lots 3C & 4B.

Mr. Henrie made a motion to approve case PLN-15-059-R, a replat creating Mesa Del Sol, Lots 3C & 4B, and forward a “do pass” recommendation to Council. The motion was seconded by Mr. King. All those present voted aye. Motion passed.

**The Chairman advised the applicants that it takes four (4) affirmative votes to carry any motion not just a majority of those commission 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-15-060-RZ – Petition to vacate and replat Lot 1, Hembree Addition, comprising 1.903 acres, more or less, creating Hembree Addition No. 2, and rezoning same, from AG (Urban Agriculture) to R-2 (One Unit Residential), located at 2671 South Robertson Road. Applicant: Donald L. Hembree & Mary P. Hembree, Trustees of the Donald and Mary Hembree Family Trust Dated October 23, 1996.

Aaron Kloke, Planner I, presented the staff report and recommended that if, after the public hearing, the Planning and Zoning Commission finds that the requested replat and rezoning meet the minimum requirements of the Casper Municipal Code, and is in conformance with the Comprehensive Land Use Plan, staff recommends that the Planning and Zoning Commission approve the requested replat and rezoning and forward it to the City Council with a “do pass” recommendation.

Mr. Kloke entered six (6) exhibits into the record for this case.

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

Brian Wagner, 720 Goodstein Drive, spoke in favor of this case.

Chairman Holloway asked for anyone wishing to comment in favor of, or opposition to, this case.

There being no one to speak, Chairman Holloway closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table PLN-15-060-RZ, regarding the proposed Hembree Addition No. 2.

Mr. King made a motion to approve case PLN-15-060-RZ, a replat creating Hembree Addition No. 2, and forward a “do pass” recommendation to Council. The motion was seconded by Mr. Waterbury. All those present voted aye. Motion passed.

Chairman Holloway entertained a motion to approve, deny, or table PLN-15-060-RZ, regarding the zone change.

Mr. King made a motion to approve case PLN-15-060-RZ, regarding the rezoning of Hembree Addition No. 2 to R-2 (One Unit Residential), located at 2671 South Robertson

Road, and forward a “do pass” recommendation to City Council. The motion was seconded by Mr. Waterbury. All those present voted aye. Motion carried.

**The Chairman advised the applicants that it takes four (4) affirmative votes to carry any motion not just a majority of those commission 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-15-061-R** – Petition to vacate and replat Lots 1 through 12, Mesa Addition No. 8, comprising 10.190 acres, more or less, creating Mesa Addition No. 10, located at the northeast corner of Talon Drive and American Way. Applicant: Granite Peak Properties, LLC & KAD Enterprises, LLC.

Aaron Kloke, Planner I, presented the staff report and recommended that if, after the public hearing, the Planning and Zoning Commission finds that the requested replat meets the minimum requirements of the Casper Municipal Code, staff recommends that the Planning and Zoning Commission approve the requested replat and forward it to the City Council with a “do pass” recommendation.

Mr. Kloke entered six (6) exhibits into the record for this case.

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

Bill Fehringer, Civil Engineering Professionals, Inc. (CEPI), 6080 Enterprise Drive, spoke in favor of this case.

Chairman Holloway asked for anyone wishing to comment in favor of, or opposition to, this case.

There being no one to speak, Chairman Holloway closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table PLN-15-061-R, regarding the proposed Mesa Addition No. 10.

Mr. Redder made a motion to approve case PLN-15-061-R, replat creating Mesa Addition No. 10, and forward a “do pass” recommendation to Council. The motion was seconded by Mr. Henrie. All those present voted aye. Motion passed.

**COUNCIL ACTIONS:**

There were none.

## V. SPECIAL ISSUES:

Appointment of two (2) Planning and Zoning Commissioners to the OYD (Old Yellowstone District) Advisory Board, for a one-year term ending December 31, 2016.

Chairman Holloway asked if there was anyone interested in serving on this board. Mr. Redder and Mr. Hein raised their hands. Chairman Holloway asked all those in favor to say aye. All those present voted aye.

## VI. COMMUNICATIONS:

### A. Commission:

Chairman Holloway thanked Monte Henrie and Mary England for their service to the Planning and Zoning Commission.

### B. Community Development Director:

Liz Becher, Community Development Director, speaking on behalf of staff, thanked Monte and Mary for their service. She introduced the newest member Fred Feth. She advised the next training would be Thursday, December 17, 2015, 11:30 a.m., with lunch being served. She asked the Commissioners begin thinking about a Chair and Vice Chair for the upcoming year.

### Other Communications:

### C. There were none.

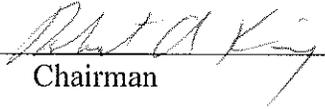
### D. Council Liaison:

Steve Cathey, welcomed Fred Feth to the Planning and Zoning Commission. He thanked the Commission for their service and advised that he appreciated their changing the meetings to the third Thursday of each month.

## VII. ADJOURNMENT

Chairman Holloway called for a motion for the adjournment of the meeting. A motion

was made by Mr. Waterbury and seconded by Mr. Henrie to adjourn the meeting. All present voted aye. Motion carried. The meeting was adjourned at 6:39 p.m.

  
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Chairman

  
\_\_\_\_\_  
Secretary