

PLANNING AND ZONING MEETING
THURSDAY, August 15, 2019
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 August 15, 2019, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

Members Present: Bob King
 Fred Feth
 Chuck Davis
 Erik Aune
 Randy Hein
 Susan Frank
 Terry Wingerter

Absent Members: None

Others present: Craig Collins, City Planner
 Dee Hardy, Administrative Support Technician
 Wallace Trembath, Assistant City Attorney
 Bob Hopkins, Council Liaison
 David Dewald, 122 South Elk Street

I. MINUTES OF THE PREVIOUS MEETINGS

Chairman King asked if there were additions or corrections to the minutes of the July 18, 2019 Planning & Zoning Commission meeting.

Chairman King called for a motion to approve the minutes of the July 18, 2019 Planning & Zoning Commission meeting.

Mr. Davis made a motion to approve the minutes of the July 20, 2019 meeting. The motion was seconded by Mr. Wingerter. All those present voted aye. Motion carried.

II. PUBLIC HEARING

The first case this evening:

PLN-19-020-RZ – Petition to plat a subdivision of a portion of the NE1/4NE1/4, Section 16, T. 33 N, R. 79 W, 6th P.M., Natrona County, as Dewald Divide Addition, comprising 6.33-acres, more or less; and a request for rezoning of the proposed subdivision from ED (Educational District), to Lot 1 - ED (Educational District), Lot 2 - C-2 (General Business), and Lot 3 - R-4 (High-Density Residential), located at 1536 Oakcrest Avenue (*Former Grant School site*). Applicant: David Wayne Dewald, Trustee of the David Dewald Revocable Trust dated January 22, 2015.

Craig Collins, City Planner presented the staff report and entered seven (7) exhibits into the record for this case.

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

David Dewald, 122 South Elk Street, spoke in favor of this case and advised that he would answer any questions.

Chairman King asked if modifications had been made to the Grant school building.

Mr. Dewald stated that the electrical service had been updated and fire suppression has been added to meet code requirements.

Mr. Wingerter asked about the property line that runs through a Quonset hut.

Mr. Dewald discovered the issue when he purchased the property and had it surveyed. He noted that the Quonset hut encroaches his property and he is working the City Attorney to resolve the issue.

Mr. Hein asked what he planned for the lot with the hill.

Mr. Dewald stated that he doesn't have anything planned for that lot at this time. He advised that he has considered building an inland light house on that lot.

Mr. Davis inquired about a time frame for construction to begin in the R-4 (High Density Residential) lot.

Mr. Dewald advised that he does not have any construction plans in the near future.

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

There being no one to speak, Chairman King closed the public hearing and entertained a motion to approve, deny, or table PLN-19-020-RZ request to plat a subdivision of a portion of the NE1/4NE1/4, Section 16, T. 33 N, R. 79 W, 6th P.M., Natrona County, as Dewald Divide Addition.

Ms. Frank made a motion to approve case PLN-19-020-RZ, a request to plat a subdivision of a portion of the NE1/4NE1/4, Section 16, T. 33 N, R. 79 W, 6th P.M., Natrona County, as Dewald Divide Addition, and forward a “do pass” recommendation to Council. The motion was seconded by Mr. Hein. All those present voted aye. Motion carried.

Ms. Frank made a motion to approve case PLN-19-020-RZ, to rezone Lot 1 - ED (Educational District), Lot 2 - C-2 (General Business), and Lot 3 - R-4 (High-Density Residential), located at 1536 Oakcrest Avenue (*Former Grant School site*), and forward a “do pass” recommendation to Council. The motion was seconded by Mr. Wingerter.

Discussion:

Mr. Aune stated he had concerns about the zone change based on the zoning of surrounding properties.

Mr. Davis asked if his concern was with Lot 2.

Mr. Aune stated the Lots that concerned him were Lots 3 and 4.

Chairman King asked for members to cast their vote. All those present voted aye with the exception of Mr. Aune who voted nay. Motion carried.

III. COUNCIL ACTIONS:

The following item(s) have been approved by the City Council since the last Planning and Zoning Commission meeting.

Replat to create the ANB Bank Addition.

IV. SPECIAL ISSUES:

There were none.

V. COMMUNICATIONS:

- A. Commission:
There were none.
- B. Community Development Director:
There were none.
- C. Council Liaison:
There were none.
- D. OYD and Historic Preservation Commission Liaisons
There were none.

Casper Historic Preservation

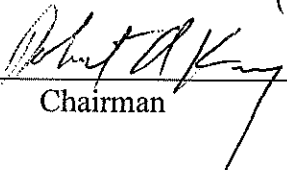
Mr. Wingerter stated at their monthly meeting, held Monday August 12, 2019 there was discussion on the proposed changes to the Casper Historic Preservation Commission rules and regulations regarding term limits. It will be before City Council on Tuesday, October 1, 2019. He mentioned two (2) demolition permits had been issued to 229 South Elk on June 24, 2019, and 949 south McKinley Street.

- E. Other Communications:
Mr. Wingerter asked staff if they had been in contact with Skyline Towers, regarding an adjacent piece of City property. He stated that they were wanting to purchase that property. Mr. Collins advised that all City property for sale must go out to bid. He stated that Skyline Towers has a possibility of losing a parking should that property go out for bid.

Chairman King stated that the next Planning and Zoning Commission meeting will be held Thursday, September 19, 2019.

VI. ADJOURNMENT

Chairman King called for a motion for the adjournment of the meeting. A motion was made by Mr. Wingerter and seconded by Ms. Frank to adjourn the meeting. All present voted aye. Motion carried. The meeting was adjourned 6:23 p.m.



Chairman



Secretary