

**CASPER PLANNING AND ZONING MEETING
THURSDAY JUNE 8, 2023
THE LYRIC, 230 W YELLOWSTONE**

These minutes are a summary of the meeting. For full details view online at www.casperwy.gov on the Meetings and Agendas web page.

Members Present: Maribeth Plocek, Terry Wingerter, Joe Hutchison, Michael McIntosh, Vickery Fales-Hall, Nic Eskew

Absent Members: Kenneth Bates

Others present: Craig Collins, City Planner
Wallace Trembath, Deputy City Attorney

I. MINUTES OF THE PREVIOUS MEETING

Mr. Wingerter moved that the minutes of the May 11, 2023 Planning & Zoning Commission meeting be approved as presented. Ms. Hall seconded the motion. With all members present voting aye, the motion carried.

II. PUBLIC HEARINGS

Case #1: SP-415-2023 – Site plan review for the construction of a 14,395 square foot church, located at 3041 Paradise Drive, Dowler No. 2 Subdivision, Tract 8, and Paradise Acres, Lot 1. Applicant: Paradise Valley Christian School.

Per the applicant’s request, Mr. Wingerter moved to postpone case SP-415-2023 to the July 13, 2023 Planning and Zoning Commission meeting. The motion was seconded by Mr. Eskew. With all members present voting aye, the motion carried.

Case #2: SUB-414-2023 – Request to vacate and replat Lots 12, 13 and 14, Block 41, North Casper Addition No. 2, and a strip of land adjoining Lot 14, Block 41, North Casper Addition No. 2, to create “North Casper Addition No. 3”. Said property is located at 703 N. McKinley Street. Applicant: MP Industries, LLC.

Craig Collins, City Planner, presented the staff report and entered 5 exhibits into the record. It was noted that there were no staff recommended conditions and there were no public comments submitted.

Joseph Parke, 5800 S Cedar, spoke as representative for the case. The existing building straddles the property line between Lot 13 and Lot 14. The intent of the replat is to restructure the existing lots to create 2 lots, one of which would wholly contain the current structure. Another commercial structure will eventually be built on the second newly created (northern) lot.

There being no others to speak, Chairperson McIntosh closed the public hearing. Ms. Plocek made a motion to approve case SUB-414-2023 to be forwarded to Council for consideration. The motion was seconded by Ms. Hall. With all members present voting aye, the motion carried.

Case #3: SUB-417-2023, ZOC-418-2023 & ANX-419-2023 – Request to annex 0.85-acres, more or less, being a portion of the SE1/4SW1/4, Section 7 and NE1/4NW1/4, Section 18, T. 33N, R78W, 6th P.M., Natrona County, Wyoming, and to incorporate said property into a vacation and replat of Lots 48-53, Elkhorn Village Addition No. 2, to create a new subdivision named “Elkhorn Village Addition No. 3”, located at the northeast corner of East 12th Street and Elkhorn Valley Drive. The request also includes a proposed zone change of the 0.85-acre parcel from County zoning to City zoning classification R-2 (One Unit Residential). Applicant: Blackmore Homes, Inc.

Craig Collins, City Planner, presented the staff report, entered 7 exhibits into the record, and noted 2 staff recommended conditions. There were no public comments submitted.

Brad Holwegner, WLC Engineering & Surveying, spoke as representative for the case and indicated that he understands and agrees with the recommended conditions.

There being no others to speak, Chairperson McIntosh closed the public hearing.

Mr. Hutchison made a motion to approve case ANX-419-2023. The motion was seconded by Mr. Wingerter. With all members present voting aye, the motion carried.

Mr. Wingerter made a motion to approve case SUB-417-2023 with the two conditions noted in the staff report. The motion was seconded by Ms. Plocek. With all members present voting aye, the motion carried.

Ms. Hall made a motion to approve case ZOC-418-2023. The motion was seconded by Mr. Hutchison. With all members present voting aye, the motion carried.

Case #4: SUB-420-2023, ZOC-421-2023 & ANX-422-2023 – Request for annexation of 4.78-acres, more or less, a plat, and establishing the zoning as C-4 (Highway Business), to create a new subdivision named “JTL Group Inc. Addition”, located at 1461 Bryan Stock Trail, and being a portion of the SW1/4SW1/4 of Section 35, T.34N., R79W., 6th P.M., Natrona County Wyoming. C-4 (Highway Business). Applicant: JTL Group Inc. dba Knife River.

Craig Collins, City Planner, presented the staff report, entered 7 exhibits into the record, and noted 1 staff recommended condition. There were no public comments submitted.

Mike Haynes, Knife River, spoke as representative for the case and indicated that he understands and agrees with the recommended conditions.

There being no others to speak, Chairperson McIntosh closed the public hearing.

Ms. Plocek made a motion to approve case ANX-422-2023. The motion was seconded by Ms. Hall. With all members present voting aye, the motion carried.

Mr. Wingerter made a motion to approve case SUB-420-2023 with the one condition noted in the staff report. The motion was seconded by Ms. Plocek. With all members present voting aye, the motion carried.

Mr. Wingerter made a motion to approve case ZOC-421-2023. The motion was seconded by Mr. Eskew. With all members present voting aye, the motion carried.

III. SPECIAL ISSUES: There were none.

IV. COMMUNICATIONS:

A. Commission: There were none.

B. Community Development Director/City Planner: There were none.

C. Council Liaison: There was none.

D. OYD and Historic Preservation Commission Liaisons:

OYD – There was no meeting held in May.

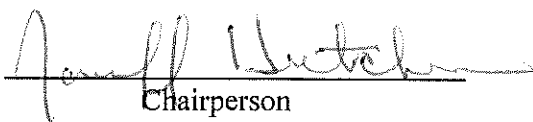
HPC – Mr. McIntosh, as liaison, reported that the events celebrating Sherrie's for Historic Preservation Month went well.

The NCHS Christmas ornaments that will be sold by the HPC are in process and Mr. McIntosh reported he hopes to have a sample soon to share with the Commission. There are no details yet on how much the ornaments will cost or when they will go on sale.

E. Other Communications: There were none.

V. ADJOURNMENT

Chairperson McIntosh adjourned the meeting at 6:40 pm.


Chairperson


Secretary