

**PLANNING AND ZONING MEETING
TUESDAY, APRIL 28, 2015
CITY COUNCIL CHAMBERS**

These minutes are a summary of the meeting. For full details view online at www.casperwy.gov on the Planning Commission web page. The Planning and Zoning Commission held a meeting at 6:00 p.m., on Tuesday, April 28, 2015, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

Members Present: Don Redder
Bob King
Randy Hein
Monte Henrie

Absent Members: James Holloway
Ryan Waterbury
Mary England

Others present: Liz Becher, Community Development Director
Craig Collins, City Planner
Aaron Kloke, Planner I
Dee Hardy, Administrative Assistant II
Wallace Trembath, Assistant City Attorney
Jason Knopp, City Engineer
Brent Klienjan, 2312 Waterford
Thomas Brauer, 6080 Enterprise Drive
Torry Kersenbrock, 5010 East 21st Street
Bill Fehringer, 6080 Enterprise Drive
Mathew Jackson, 4401 Freedom Circle
Greg Warfield, 7979 West Sims Creek Road

II. MINUTES OF THE PREVIOUS MEETING

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

There being none, Vice Chairman Redder called for a motion to approve the minutes of the March 24, 2015 Planning & Zoning Commission.

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

III. PUBLIC HEARING

The Vice 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-15-011-R – Petition to vacate and replat all of Lots 39, 40 and 41, River Park II, to create River Park II, Lots 42, 43 and Tract A Addition, comprising 2.144-acres, more or less, located at 5942, 5953 & 5965 River Park Drive. Applicant: Five G, LLC.

Aaron Kloke, Planner I, presented the staff report and recommended that the Planning and Zoning Commission continue the replat request to create the River Park II, Lots 42, 43, and Tract A Addition to the May 26, 2015 public hearing, and direct the applicant to re-submit the requested replat in conformance with all Casper Municipal Code requirements, specifically, with regard to the minimum lot size and width requirements in an R-1 (Residential Estate) zoning district, and the dedication of utility easements.

Vice Chairman Redder entertained a motion to continue Case # PLN-15-011-R, replat to River Park II, Lots 42, 43 and Tract A Addition, to the May 26, 2015 public hearing.

Mr. Henrie made a motion to continue Case # PLN-15-011-R to the May 26, 2015 public hearing. The motion was seconded by Mr. Hein. All those present voted aye. Motion carried.

The Vice 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-15-016-S – Site plan approval for a 1 story, 43,150 square foot, recreational facility, on a parcel in Section 16, T.33N, R79W, located at 315 East 15th Street. Applicant: Casper Family YMCA, Inc., a Wyoming Corporation.

Aaron Kloke, Planner I, presented the staff report and recommended that the Planning and Zoning Commission approve the site plan for the 43,150 square foot Casper Family YMCA with the following conditions:

1. A recorded, ten (10) year minimum parking agreement between Casper Family YMCA and Casper College to provide eighteen (18) parking spaces must be produced before the issuance of a building permit.
2. All on-site lighting shall be designed to reduce off-site glare and light pollution. All exterior lighting fixtures, including building, parking lot and pedestrian lighting, shall be shielded (full-cutoff). Pursuant to the Casper Municipal Code, no light pole may be taller than thirty (30) feet in height.
3. The applicant must apply for and submit a replat for the site.
4. The applicant shall provide a ten (10) foot pathway easement along the west side of the site along Durbin Street and Casper Mountain Road with the replat of the site.
5. The applicant shall design, administer, and construct infrastructure improvements, utilities, roads, and street lights in accordance with the Memorandum of Understanding between the City of Casper and the Casper Family YMCA, Inc. dated March 9, 2015.

Ms. Kloke entered seven (7) exhibits into the record.

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

Brent Klienjan, CEO, Casper Family YMCA, 2312 Waterford, spoke in favor of this case.

Thomas Brauer, 6080 Enterprise Drive, spoke in favor of this case.

Vice Chairman Redder asked for anyone wishing to comment in favor of or opposition to this case.

There being no one to speak, Vice Chairman Redder closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table PLN-15-016-S, regarding the site plan for the proposed YMCA.

Mr. Henrie made a motion to approve case PLN-15-016-S, site plan for the YMCA, with Conditions #1-5, listed in the staff report. The motion was seconded by Mr. King. All those present voted aye. Motion passed.

The Vice 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-15-017-S – Site plan approval for a 39,100 square foot (foot print), mini-storage facility on Lot 1, Terrace Addition No. 3, located at 407 North Walsh Drive. Applicant: Torry Kersenbrock.

Aaron Kloke, Planner I, presented the staff report and recommended that the Planning and Zoning Commission approve the site plan for the construction of a 39,100 square foot (foot print), mini-storage facility on Lot 1, Terrace Addition No. 3, located at 407 North Walsh Drive, with the following conditions:

1. Prior to the issuance of a building permit, the applicant shall obtain City Engineering Department approval of a stormwater drainage study for the site.
2. All exterior light fixtures on the site shall be full-cutoff fixtures to prevent off-site glare and light trespass.
3. If and when Post Office Road is ever accepted by the City to be a dedicated public right-of-way, the property owner will be required to participate in a proportionate share of the cost of constructing any necessary improvements or upgrades to bring the street into compliance with then-current City construction standards, including, but not limited to, the provision of sidewalks, street lights, etc.
4. The applicant shall provide all necessary utility and drainage easements, in a form acceptable to the City, prior to the issuance of a certificate of occupancy.
5. The applicant shall obtain, and provide to the Community Development office, proof of City Fire Department approval of the site plan regarding access, turning radii, and hydrant placement prior to the issuance of a building permit.
6. Prior to the construction of the proposed fence on the site, the applicant shall obtain the necessary permit through the Community Development Department, and the “decorative fence” shown along the north side of the property shall be reviewed by Community Development staff to determine if said fence is indeed “decorative,” in that no elevations or design details have been provided for the Planning and Zoning Commission’s review at the time the staff report was prepared.

Ms. Kloke entered six (6) exhibits into the record.

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

Torry Kersenbrock, 5010 East 21st Street, spoke in favor of this case.

Bill Fehringer, 6080 Enterprise Drive, spoke in favor of this case and answered a question regarding the drainage for the site.

Vice Chairman Redder asked for anyone wishing to comment in favor of or opposition to this case.

There being no one to speak, Vice Chairman Redder closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table PLN-15-017-S, regarding the site plan for a mini-storage facility.

Mr. King made a motion to approve case PLN-15-017-S, regarding the site plan for a mini-storage facility, with Conditions #1-6 listed in the staff report. The motion was seconded by Mr. Hein. All those present voted aye. Motion carried.

The Vice 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-15-018-Z – Petition for a Zone Change of Lot 3 and N ½ Lot 4, Block 96, Casper Addition, located at 335 North Grant Street, from M-1 (Limited Industrial) to C-3 (Central Business). Applicant: Mountain View Builders, Inc.

Aaron Kloke, Planner I, presented the staff report and recommended that the Planning and Zoning Commission approve the request to rezone 335 North Grant Street from M-1 (Limited Industrial) to C-3 (Central Business), and forward a “do-pass” recommendation to the City Council.

Ms. Kloke entered five (5) exhibits into the record.

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

Mathew Jackson, 4401 Freedom Circle, spoke in favor of this case.

Vice Chairman Redder asked for anyone wishing to comment in favor of or opposition to this case.

There being no one to speak, Vice Chairman Redder closed the public hearing and entertained a motion to approve, deny, or table PLN-15-018-Z, regarding the rezoning of 335 North Grant Street.

Mr. Hein made a motion to approve case PLN-15-018-Z, regarding rezoning of 335 North Grant Street from M-1 (Limited Industrial) to C-3 (Central Business), and forward a “do pass” recommendation to City Council. The motion was seconded by Mr. King. All those present voted aye. Motion carried.

The Vice 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-15-019-Z – Petition for a Zone Change of Lot 3, Block 12, Nelson’s Addition, located at 1231 North Wolcott Street, from R-6 (Manufactured Home (Mobile) Park) to R-3 (One to Four Unit Residential). Applicant: C&G Investments, LLC.

Aaron Kloke, Planner I, presented the staff report and recommended that the Planning and Zoning Commission approve the request to rezone the lot listed above, from R-6 (Manufactured Home (Mobile) Park) to R-3 (One to Four Unit Residential), and forward a “do-pass” recommendation to the City Council.

Mr. Kloke entered five (5) exhibits into the record.

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

Greg Warfield, C&G Investments, 7979 West Sims Creek Road, spoke in favor of this case.

Vice Chairman Redder asked for anyone wishing to comment in favor of or opposition to this case.

There being no one to speak, Vice Chairman Redder closed the public hearing and entertained a motion to approve, deny, or table PLN-15-019-Z, regarding the rezoning of 1231 North Wolcott Street.

Mr. Henrie made a motion to approve case PLN-15-019-Z, regarding the rezoning of 1231 North Wolcott Street, from R-6 (Manufactured Home (Mobile) Park) to R-3 (One to Four Unit Residential), and forward a “do pass” recommendation to City Council. The motion was seconded by Mr. Hein. All those present voted aye. Motion carried.

IV. COUNCIL ACTIONS:

There were none.

V. SPECIAL ISSUES:

There were none.

VI. COMMUNICATIONS:

A. Commission:

Mr. Henrie asked if there would be a luncheon meeting tomorrow, Wednesday, April 29, 2015. Mr. Collins advised that there would be a meeting beginning at 11:30 a.m.

B. Community Development Director:

Liz Becher, Community Development Director, stated she would see them tomorrow at the Planning and Zoning Training luncheon.

C. Other Communications:

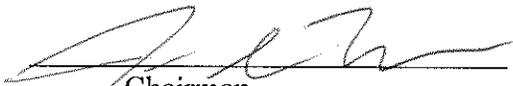
There were none.

D. Council Liaison:

There were none.

VII. ADJOURNMENT

Vice Chairman Redder called for a motion for the adjournment of the meeting. A motion was made by Mr. King and seconded by Mr. Henrie to adjourn the meeting. All present voted aye. Motion carried. The meeting was adjourned at 6: 55 p.m.


Chairman


Secretary