

**PLANNING AND ZONING MEETING
TUESDAY, FEBRUARY 24, 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, February 24, 2015, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

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

Absent Members: None

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
Korbe Palmer, 3892 Ridgecrest Drive
Amy Berry, 1331 South Jackson Street
David Berry, 1331 South Jackson Street

II. MINUTES OF THE PREVIOUS MEETING

Chairman Holloway asked if there were additions or corrections to the minutes of the January 27, 2015 Planning & Zoning Commission meeting.

There being none, Chairman Holloway called for a motion to approve the minutes of the January 27, 2015 Planning & Zoning Commission.

Mr. Henrie made a motion to approve the minutes of the January 27, 2015 meeting. The motion was seconded by Mr. Waterbury. All those present voted aye. Minutes approved.

III. PUBLIC HEARING

The Chairman advised that the first item on the agenda is:

PLN-15-004-C – (Continued from January 27, 2015) Petition for a Conditional Use Permit for an off-premises sign (billboard), in a C-2 (General Business) zoning district, on Lot 3, Scotthill Ret Center Phase II, Lot 3, located at 4710 East 2nd Street. Applicant: Powder River Partners, LLC.

Aaron Kloke, Planner I, presented the staff report and recommended that the Planning and Zoning Commission approve the request for a Conditional Use Permit to install an off-premises sign (billboard), located on the southeast corner of Lot 3 of Scotthill Retail Center Addition – Phase II, with Condition #1, two (2) Reasons and Findings A-F listed in the staff report:

1. The top of the proposed sign structure shall stand no higher than thirty (30) feet above the adjacent, East Second Street road grade.

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

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

Korbe Palmer, 3892 Ridgecrest 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-15-004-C.

Mr. Redder made a motion to approve case PLN-15-004-C, the request for a Conditional Use Permit for an off-premises sign (billboard), in a C-2 (General Business) zoning district, located at 4710 Est 2nd Street, with Condition #1, for the two (2) Reasons and Findings A-F listed in the staff report. The motion was seconded by Mr. Henrie. All those present voted aye. Motion passed.

The Chairman advised that the next item on the agenda is:

PLN-15-008-C – Petition for a Conditional Use Permit to construct twin homes, in an R-2 (One Unit Residential) zoning district, on Lots 178-179, Kenwood Addition, located at 1331 South Jackson Street. Applicant: David Berry.

Aaron Kloke, Planner I, presented the staff report and recommended that the Planning and Zoning Commission approve the request for a Conditional Use Permit for a twin home in an R-2 (One Unit Residential) zoning district, located on Lots 178 and 179 of the Kenwood Addition, currently addressed as 1331 South Jackson Street, with Conditions #1-3, two (2) Reasons and Findings A-F listed in the staff report:

1. A minimum of four (4) off-street parking spaces shall be provided for the two (2) proposed dwelling units.
2. Prior to the issuance of a building permit, the property shall be replatted in order to provide a single lot, each meeting the 4,000 square foot minimum lot size requirement, for each individual dwelling unit.
3. The proposed dwelling units shall maintain all minimum setback requirements as outlined in the Casper Municipal Code.

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

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

Amy Berry, 1331 South Jackson Street, spoke in favor of this case.

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

David Berry, 1331 South Jackson Street, spoke in favor of this case.

There being no others to speak, Chairman Holloway closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table PLN-15-004-C.

Mr. Henrie made a motion to approve case PLN-15-004-C, the request for a Conditional Use Permit to construct twin homes, in an R-2 (One Unit Residential) zoning district, located at 1331 South Jackson Street, with Conditions #1-3, for the two (2) Reasons and Findings A-F listed in the staff report. The motion was seconded by Mr. King. All those present voted aye. Motion passed.

IV. COUNCIL ACTIONS:

There were none.

V. SPECIAL ISSUES:

Ordinance Amendment to the Casper Municipal Code Section 17.12.240 E, pertaining to voting by a majority of the commission.

Aaron Kloke, Planner I, presented the staff report and recommended that the Planning and Zoning Commission recommend that Section 17.12.240(E) of the Casper Municipal Code, pertaining to the approval of Conditional Use Permits be amended to require the approval of Conditional Use Permits by four (4) votes, which is the majority of the Commission.

Chairman Holloway opened the public hearing and asked for anyone wishing to comment in favor of or opposition to this amendment.

There being no one to speak, Chairman Holloway closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table the amendment as proposed.

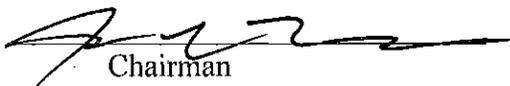
Mr. King made a motion to approve the amendment the Casper Municipal Code Section 17.12.204 (E) pertaining to voting by a majority of the commission and forwarded a "do pass" recommendation to City Council. The motion was seconded by Ms. England. All those present voted aye. Motion passed.

VI. COMMUNICATIONS:

- A. Commission:
There were none.
- B. Community Development Director:
Mr. Collins advised that there would be a Developer Forum Coffee Talk, Thursday, February 26, 2015, 7:00 a.m., Council meeting room. He stated the next training would be held Wednesday, March 18, 2015, 11:30 a.m., Downstairs meeting room.
- C. Other Communications:
There was discussion on the following as Goals for the Planning and Zoning Commission:
- Street connectivity;
 - Density;
 - Urban Agriculture (AG) zoning;
 - Quality of life and Environmental goals.
- D. Council Liaison:
There were none.

VII. ADJOURNMENT

Chairman Holloway called for a motion for the adjournment of the meeting. A motion was made by Mr. Hein and seconded by Ms. England to adjourn the meeting. All present voted aye. Motion carried. The meeting was adjourned at 7:29 p.m.


Chairman


Secretary