

**PLANNING AND ZONING MEETING
TUESDAY, MAY 26, 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, May 26, 2015, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

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

Absent Members: Mary England

Others present: Liz Becher, Community Development Director
Craig Collins, City Planner
Aaron Kloke, Planner I
Dee Hardy, Administrative Assistant II
Will Chambers, Assistant City Attorney
Jason Knopp, City Engineer
Tory Cutrell, Metro Animal Services Manager
Tate Belden, 2116 Fontenelle Street
Bunky Loucks, 1555 West Coffman Avenue
Keith Tyler, 421 South Center Street, Suite 201
Jim Jones, 6080 Enterprise Drive
Lisa Burrige, 421 South Center Street, Suite 101
Shawn Gustafson, 111 West 2nd Street, Suite 600

II. MINUTES OF THE PREVIOUS MEETING

Chairman Holloway asked if there were additions or corrections to the minutes of the April 28, 2015 Planning & Zoning Commission meeting.

There being none, Chairman Holloway called for a motion to approve the minutes of the April 28, 2015 Planning & Zoning Commission.

Mr. Henrie made a motion to approve the minutes of the April 28, 2015 meeting. 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.

ORDINANCE AMENDMENT Amending Certain Sections of chapter 6.04 of the Casper Municipal code Pertaining to Animal Care and Control and 17.12 of the Casper Municipal code Pertaining to Zoning, Bees.

Aaron Kloke, Planner I, presented the staff report and recommended that the Planning and Zoning Commission review the proposed ordinance amendment to the Casper Municipal Code, and forward a “do pass” recommendation to the City Council.

Mr. Kloke entered the informational handouts provided by Mr. Belden as exhibit “A.”

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

Tory Cutrell, 555 South Beverly Street, Animal Services Manager, spoke in favor of this case.

Tate Belden, 2116 Fontenelle Street, spoke in favor of this case.

Bunky Louks, 1555 West Coffman, 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 the amendment as proposed.

Mr. Henrie made a motion to approve the amendment as proposed and forward a “do pass” recommendation to Council. The motion was seconded by Mr. Hein. All those present voted aye with the exception of Mr. Redder and Mr. King who voted nay. 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-15-011-R – (Continued April 28, 2015) Petition to vacate and replat all of Lots 39, 40 and 41, River Park II, to create River Park II, Lots 42 & 43, comprising 2.144-acres, more or less, located in the vicinity of 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 approve the replat creating River Park II, Lots 42 & 43 Addition with the following condition:

1. Prior to the development of proposed Lot 43, River Park Drive shall be constructed to standard City specifications to the north lot line of said lot, and the temporary cul-de-sac, as shown on the plat, shall be constructed to Fire Department specifications.

Ms. Kloke entered six (6) 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.

Keith Tyler, 421 South Center Street, Suite 201, 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-15-011-R, regarding the proposed River Park II, Lots 42 & 43 and forward a “do pass” recommendation to City Council.

Mr. Redder made a motion to approve case PLN-15-011-R, replat creating River Park II, Lots 42 & 43, with Condition #1, listed in the staff report, and forward a “do pass” recommendation to Council. The motion was seconded by Mr. Henrie. 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-15-024-R – Petition to plat S1/2SE1/4, Section 9, and N1/2NE1/4, Section 16, T33N, R79W, 6th P.M., Natrona County Wyoming, to create the YMCA Addition, comprising 13.83-acres, more or less, located at 315 E 15th Street. Applicant: City of Casper, Casper College.

Aaron Kloke, Planner I, presented the staff report and recommended that the Planning and Zoning Commission approve replat creating the YMCA Addition, and forward a “do pass” recommendation to the City Council with the following condition:

1. The applicant shall apply for a zone change to rezone a portion of the proposed YMCA Addition from PH (Park Historic) to R-4 (High-Density Residential).

Ms. Kloke entered six (6) 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.

Jim Jones, 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-15-024-R, regarding the replat for the proposed YMCA Addition.

Mr. Henrie made a motion to approve case PLN-15-024-R, replat creating the YMCA Addition, with Condition #1 listed in the staff report, and forward a “do pass” recommendation to City Council. The motion was seconded by Mr. Waterbury. 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-15-025-R – Petition to vacate and replat a portion of Sunrise Hills No. 3, to create Harmony Hills Addition No. 3, comprising 1.37-acres, more or less, located south of Wyoming Boulevard and east of South Poplar Street. Applicant: High Plains Investments, LLC.

Aaron Kloke, Planner I, presented the staff report and recommended that the Planning and Zoning Commission approve the replat and forward it to the City Council with a “do pass” recommendation, with the following condition:

1. All requirements and conditions of approval of the Harmony Hills Addition No. 2 preliminary plat, as specified in Resolution #15-102, shall apply to the Harmony Hills Addition No. 2 – Phase 2.

Ms. Kloke entered six (6) 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.

Lisa Burridge, 421 South Center Street, Suite 101, 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-15-025-R, regarding the replat for the proposed Harmony Hills Addition No. 3.

Mr. King made a motion to approve case PLN-15-025-R, the replat creating Harmony Hills Addition No. 3, with Condition #1, listed in the staff report and forward a “do pass” recommendation to City Council. The motion was seconded by Mr. Redder. All those present voted aye with the exception of Mr. Hein who voted nay. 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.

Mr. Hein recused himself from this case and left the room at 7:00 p.m.

PLN-15-026-R – Petition to vacate and replat Lots 28-36 and Lots 39-47 of the Amended Plat of Mesa Del Sol Addition, to create Mesa Del Sol II, comprising 2.5-acres, more or less, located along Casa Grande Drive. Applicant: Mesa No. 3, LLC.

Aaron Kloke, Planner I, presented the staff report and recommended that the Planning and Zoning Commission approve the replat and forward it to the City Council with a “do pass” recommendation.

Ms. Kloke entered six (6) 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.

Shawn Gustafson, 111 West 2nd Street, Suite 600, 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-15-026-R, regarding the replat to create Mesa Del Sol II.

Mr. Henrie made a motion to approve case PLN-15-025-R, the replat creating Mesa Del Sol II, and forward a “do pass” recommendation to City Council. The motion was seconded by Mr. King. All those present voted aye. Motion carried.

Mr. Hein returned to the meeting at 7:05 p.m.

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-15-027-Z – Petition for a Zone Change of Lots 11-14 and Lots 16-17, Block 139, and Lots 7-9, and Lot 13 S 25’, Block 154, Casper Addition, located at 1016, 1043, 1047, 1049, 1050, 1063, 1064 South Boxelder Street, from R-6 (Manufactured Home (Mobile) Park) to R-5 (Mixed Residential). Applicant: Stefanie Strang, Carol Hawkey, Patricia Collesano, Jaime Morales.

Aaron Kloke, Planner I, presented the staff report and recommended that the Planning and Zoning Commission table the requested zone changes.

Chairman Holloway entertained a motion to table PLN-15-027-Z.

Mr. Redder made a motion to table case PLN-15-019-Z. The motion was seconded by Mr. King. All those present voted aye. Motion carried.

IV. COUNCIL ACTIONS:

There were none.

V. SPECIAL ISSUES:

There were none.

VI. COMMUNICATIONS:

A. Commission:

Chairman Holloway listed several concerns he had with various issues including the way staff reports are written and the approval of the Casper Crush building.

- B. Community Development Director:
Craig Collins, City Planner, advised that the next Planning and Zoning Training would be held Wednesday, June 24, 2015. Andrew Nelson, MPO Manager, would present the West Belt Loop Access.

Liz Becher, Community Development Director, stated that Begonia Bluffs Addition would be on the June 9, 2015 work session.

- C. Other Communications:
There were none.
- 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. Redder and seconded by Mr. Hein to adjourn the meeting. All present voted aye. Motion carried. The meeting was adjourned at 7:38 p.m.


Chairman


Secretary