

**PLANNING AND ZONING MEETING
THURSDAY, DECEMBER 11, 2014
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 Thursday, December 11, 2014, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

Members Present: Fred Maguire
James Holloway
Monte Henrie
Mary England
Don Redder
Gary Richards

Absent Members: Ryan Waterbury

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
Lyndon Lach, 413 South Grant Street

II. MINUTES OF THE PREVIOUS MEETING

Chairman Maguire asked if there were additions or corrections to the minutes of the November 25, 2014 Planning & Zoning Commission meeting.

There being none, Chairman Maguire called for a motion to approve the minutes of the November 25, 2014 Planning & Zoning Commission.

Mr. Henrie made a motion to approve the minutes of the November 25, 2014 meeting. The motion was seconded by Mr. Holloway. 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.

PLN-14-072-C – Petition for a Conditional Use Permit to allow an accessory dwelling unit in an R-2 (One Unit Residential) zoning district, on Lot 28, Block 7, Casper View, located directly north of 1212 South Fenway Street. Applicant: Lyndon Lach.

Aaron Kloke, Planner I, presented the staff report which recommended that the Planning and Zoning Commission approve the request for a Conditional Use Permit for an accessory dwelling unit in an R-2 (One Unit Residential) zoning district, located north of 1212 South Fenway, with the following conditions:

1. Pursuant to the Casper Municipal Code, either the principal dwelling unit or the accessory dwelling unit shall be occupied by the owner of the property, or an immediate family member of the property owner. This requirement shall run with the land perpetually. If at any time the Owner allows or is in non-compliance with this residency requirement, the City may immediately revoke the certificate of occupancy, and proceed with revocation of the Conditional Use Permit in accordance with the procedures set forth in Section 17.12.240. Upon revocation, the Owner, at its sole cost and expense, shall immediately bring the property into compliance with then-current zoning requirements, which may include, but is not limited to, converting the structure to, or replacing the entire structure with a single-family dwelling.
2. A minimum of four (4) off-street parking spaces shall be provided for the two (2) proposed dwelling units.

Mr. Kloke entered six (6) exhibits into the record for this case.

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

Lyndon Lach, 413 South Grant Street, spoke in favor of this case.

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

There being no one to speak, Chairman Maguire closed the public hearing and entertained a motion to approve, approve with conditions, deny, or table case PLN-14-072-C.

Mr. Richards made a motion to approve case PLN-14-072-C, the request for a Conditional Use Permit for an accessory dwelling unit in an R-2 (One Unit Residential) zoning district, located at 1212 South Fenway Street, with Conditions #1-2, for the two (2) Reasons and Findings A-F listed in the staff report. The motion was seconded by Mr. Holloway. All those present voted Nay. Motion failed.

Chairman Maguire advised he applicant that his Conditional Use Permit had been denied.

IV. COUNCIL ACTIONS:

Amendments to Chapters 17.08 and 17.96 of the Casper Municipal Code Pertaining to Digital Signage.

Sub-Area Plan for Portions of the Park Ridge Medical Campus Additions, Numbers 1-3, Located in the McMurry Business Park PUD.

V. SPECIAL ISSUES:

VI. COMMUNICATIONS:

A. Commission:
There were none.

B. Community Development Director:
New Business.

Liz Becher advised that the Roof Top Signage was presented at the Council Work Session on Tuesday, December 9, 2014, with a change to add the South Poplar Street Corridor.

She stated that interviews were held for new Planning and Zoning Commissioners on Wednesday, December 10, 2014. All of the candidates are being notified and the new appointments will be publically approved at the Tuesday, December 16, 2104 Council meeting.

The last Planning and Zoning training for 2014 will be held next Wednesday, December 17, 2014, lunch will be served and there will be some training and a review of the past year.

Lastly, with sadness and appreciation she thanked Fred Maguire for his six (6) plus years of service and Gary Richards for his two (2) plus years of service to the Planning and Zoning Commission as this was their last meeting. Mr. Maguire and Mr. Richards each were presented with a framed picture of Casper.

Mr. Maguire thanked Ms. Becher, city staff, Bob Hopkins and his fellow Commissioners for their work, and opportunity to serve on the Planning and Zoning Commission. He stated that this has been a great growth experience.

Mr. Richards advised that serving on the Planning and Zoning Commission had been a tremendous over all experience, and he agreed with Mr. Maguire about the growth experience. He thanked everyone in attendance for everything they had done.

Old Business:
There were none.

- C. Other Communications:
Mr. Lach asked the Commission to address the opposition to his application for a Conditional Use Permit.

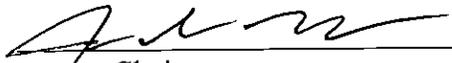
There was discussion with explanation on:

- Condition #1 tied to the land and future difficulties any land owner could encounter.
- The definition of single family and multi-family homes.
- The Comprehensive Land Use Plan.
- Single Family zoning and multi-family zoning.
- What is taken into consideration to issue a Conditional Use Permit in a single family zoning district.

- D. Council Liaison:
There were none.

VII. ADJOURNMENT

Chairman Maguire called for a motion for the adjournment of the meeting. A motion was made by Mr. Richards and seconded by Mr. Redder to adjourn the meeting. All present voted aye. Motion carried. The meeting was adjourned at 6:35 p.m.


Chairman


Secretary