

**PLANNING AND ZONING MEETING
TUESDAY, JULY 22, 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 Tuesday, July 22, 2014, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

Members Present: James Holloway
Monte Henrie
Don Redder
Gary Richards

Absent Members: Fred Maguire
Ryan Waterbury
Mary England

Others Present: Craig Collins, Associate Planner
Dee Hardy, Administrative Assistant II
Wallace Trembath, Assistant City Attorney
Caleb Middleton, 1545 South Wilson Street
Lon Middleton, 2520 South Jefferson Street
Cliff Rogers, 1534 South Fenway Street
Bill Harlow, 1524 South Wilson Street

II. MINUTES OF THE PREVIOUS MEETING

Vice Chairman Holloway asked if there were additions or corrections to the minutes of the June 24, 2014 Planning & Zoning Commission meeting.

There being none, Vice Chairman Holloway called for a motion to approve the minutes of the June 24, 2014 Planning & Zoning Commission.

Mr. Henrie made a motion to approve the minutes of the June 24, 2014 meeting. The motion was seconded by Mr. Redder. 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.

Vice Chairman Holloway explained to the applicant that there were only four (4) Planning Commissioners present this evening and a single no vote would result in the denial of his application.

Caleb Middleton, 1545 South Wilson Street, stated he understood the process and ordinances, and that he would like to proceed.

Vice Chairman Holloway asked for the staff report.

PLN-14-032-C – Petition for a Conditional Use Permit for a detached garage, with 18' walls, in excess of 12' maximum wall height permitted, and to allow an accessory dwelling unit in an R-2 (One Unit Residential) zoning district; on Lot 228, Fairdale Addition, located at 1545 South Wilson Street. Applicant: Caleb Middleton.

Craig Collins, Associate Planner, presented the staff report which recommends that the Planning and Zoning Commission approve the Conditional Use Permit for an accessory dwelling unit in an R-2 (One Unit Residential) zoning district, located on the subject property, with the following conditions:

1. 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.
2. A total of four (4) off-street parking spaces shall be provided to meet the Casper Municipal Code's requirement of two (2) parking spaces per dwelling unit.

Mr. Collins entered seven (7) exhibits into the record for this case.

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

Caleb Middleton, 1545 South Wilson Street, spoke in favor of this case.

Mr. Collins entered the photos provided by the applicant as Exhibit "H".

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

Lon Middleton, 2520 South Jefferson Street, spoke in favor of this case.

Cliff Rogers, 1534 South Fenway Street, spoke in opposition to this case.

Bill Harlow, 1524 South Wilson Street, spoke in opposition to this case.

There being no others to speak, Vice Chairman Holloway closed the public hearing and entertained a motion to approve and forward to City Council with a "do pass" recommendation, deny, or table case PLN-14-012-S.

Mr. Richards made a motion to continue case PLN-14-032-C to the August 26, 2014, Planning and Zoning Commission Meeting. The motion was seconded by Mr. Redder. All those present voted aye. Motion carried.

Vice Chairman Holloway advised the applicant that his Conditional Use Application has been continued to the August 26, 2014, Planning and Zoning Commission Meeting.

IV. COUNCIL ACTIONS:

There were none.

V. SPECIAL ISSUES:

There were none.

VI. COMMUNICATIONS:

A. Commission:

There were none.

B. Community Development Director:

There were none.

C. Other Communications:

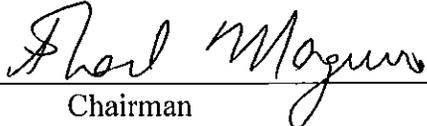
There were none.

D. Council Liaison:

There were none.

VII. ADJOURNMENT

Vice Chairman Holloway called for a motion for the adjournment of the meeting. A motion was made by Mr. Redder and seconded by Mr. Henrie to adjourn the July 22, 2014 meeting of the Planning and Zoning Commission. All present voted aye. Motion carried. The meeting was adjourned at 6:35 p.m.


Chairman


Secretary