

**PLANNING AND ZONING MEETING
THURSDAY, FEBRUARY 20, 2020
CITY COUNCIL CHAMBERS**

These minutes are a summary of the meeting. For full details view online at www.casperwy.gov on the Meetings and Agendas web page. The Planning and Zoning Commission held a meeting at 6:00 p.m., on Thursday February 20, 2020, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

Members Present: Bob King
 Randy Hein
 Fred Feth
 Chuck Davis
 Susan Frank
 Terry Wingerter
 Erik Aune

Absent Members: None

Others present: Craig Collins, City Planner
 Dee Hardy, Administrative Support Technician
 Wallace Trembath, Deputy City Attorney
 Ken Bates, Council Liaison
 Tim Koslowsky, 1927 Rustic Drive

I. MINUTES OF THE PREVIOUS MEETINGS

Chairman King asked if there were additions or corrections to the minutes of the January 16, 2020 Planning & Zoning Commission meeting.

Chairman King called for a motion to approve the minutes of the January 16, 2020 Planning & Zoning Commission meeting.

Mr. Aune made a motion to approve the minutes of the January 16, 2020 meeting. The motion was seconded by Mr. Wingerter. All those present voted aye with the exception of Mr. Hein who abstained. Motion carried.

II. 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-20-006-ARZ - Petition to annex and plat the proposed Sontrust No. 1 Addition, comprising 0.29 acres, more or less, located at 2665 Allendale Boulevard, and consideration of a request to establish the zoning as R-3 (One to Four Unit Residential). Applicant: Sontrust Development, LLC.

Craig Collins, City Planner presented the staff report and entered nine (9) exhibits into the record for this case. The staff report recommends the following two (2) Conditions pertaining to the Plat:

1. At such time as required by the City, the applicant/owner shall participate financially, on a proportionate basis, to complete City of Casper standard street improvements along the Allendale Boulevard street frontage of the Sontrust No. 1 Addition.
2. At the time that Lot 2 is developed, Owner shall install curb gutter, sidewalk and ADA ramp(s) along the East 27th Street frontage of the property.

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

Tim Koslowsky, 1927 Rustic Drive, spoke in favor of this case. He stated that he preferred the setback requirements within the City Limits to the County setback requirements. He provided two (2) separate photos for the Planning and Zoning Commission.

Mr Collins entered the photos as Exhibits “J” and “K” respectively.

Chairman King asked Mr. Koslowsky if the two (2) Conditions listed in the staff report were acceptable.

Mr. Koslowsky asked staff for clarification of the two (2) Conditions.

Mr. Collins advised that the two (2) Conditions were Ordinance requirements, and should the Allendale Subdivision ever be annexed the applicant would be required to pay his proportionate share for streets, curb and gutter.

Mr. Koslowsky stated that the two (2) Conditions were acceptable.

Mr. Wingerter asked how soon the applicant planned to build on the lots.

Mr. Koslowsky advised that tentatively he was looking at May or June to begin building.

Mr. Hein asked if the structures would be three (3) stories.

Mr. Koslowsky stated that the buildings would not be three (3) stories. He referred to the photos he provided.

Ms. Frank asked about the plat going from three (3) lots to two (2) lots and if the single family home would be placed on the smaller lot and the twin home on the larger lot.

Mr. Koslowsky advised that was correct.

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

There being no one to speak Chairman King entertained a motion to approve, deny or table PLN-20-006-ARZ, regarding the annexation.

Mr. Wingerter made a motion to approve case PLN-20-006-ARZ, regarding the annexation to create the Sontrust No. 1 Addition, and forward a “do pass” recommendation to City Council. The motion was seconded by Mr. Hein. All those present voted aye. Motion Carried.

Chairman King entertained a motion to approve, approve with conditions, deny, or table PLN-20-006-ARZ, regarding the plat.

Mr. Davis made a motion to approve case PLN-20-006-ARZ regarding the plat of the Sontrust No. 1 Addition, with the two (2) Conditions listed in the staff report and forward a “do pass” recommendation to City Council. The motion was seconded by Mr. Wingerter. All those present voted aye. Motion carried.

Chairman King entertained a motion to approve, deny or table PLN-20-006-ARZ, regarding the zoning.

Mr. Wingerter made a motion to approve case PLN-20-006-ARZ, regarding the zoning of the Sontrust No. 1 Addition as R-3 (One to Four Unit Residential), and forward a “do pass” recommendation to City Council. The motion was seconded by Mr. Feth. All those present voted aye. Motion carried.

Mr. Wingerter commented that this project will improve the area.

Chairman King stated that he seconded the comment made by Mr. Wingerter.

IV. COUNCIL ACTIONS:

The following item(s) have been approved by the City Council since the last Planning and Zoning Commission meeting.

Fairgrounds Home Addition No. 2.

Ihli Addition.

Zone change for the corner of Events Drive and North Poplar Street, North of Wilkins Way, to C-4 (Highway Business).

V. SPECIAL ISSUES:

There were none.

VI. COMMUNICATIONS:

A. Commission:

Chairman King stated that at the last Planning and Zoning Commission meeting he conditionally reappointed Vice Chairman Hein to the Old Yellowstone (OYD) Advisory Committee, and he asked if that was acceptable to Vice Chairman Hein? Vice Chairman Hein advised that was acceptable and stated that he enjoys serving on that Committee.

B. Community Development Director:

There were none.

C. Council Liaison:

There were none.

D. OYD and Historic Preservation Commission Liaisons

Mr. Feth advised that the last Old Yellowstone (OYD) Advisory Committee meeting had been cancelled.

Casper Historic Preservation

Mr. Wingerter stated that the Casper Historic Preservation meeting scheduled for March had been cancelled.

E. Other Communications:

There were none.

Chairman King stated that the next Planning and Zoning Commission meeting will be held Thursday, March 19, 2020.

VII. ADJOURNMENT

Chairman King called for a motion for the adjournment of the meeting. A motion was made by Ms. Frank and seconded by Mr. Wingerter to adjourn the meeting. All present voted aye. Motion carried. The meeting was adjourned 6:25 p.m.



Secretary



Chairman