

**PLANNING AND ZONING MEETING
THURSDAY, MARCH 19, 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 March 19, 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: Liz Becher, Community Development Director
 Craig Collins, City Planner
 Dee Hardy, Administrative Support Technician
 John Henley, City Attorney
 Brad Holwegner, WLC, 200 Pronghorn

I. MINUTES OF THE PREVIOUS MEETINGS

Chairman King asked if there were additions or corrections to the minutes of the February 20, 2020 Planning & Zoning Commission meeting.

Chairman King called for a motion to approve the minutes of the February 20, 2020 Planning & Zoning Commission meeting.

Mr. Wingerter made a motion to approve the minutes of the February 20, 2020 meeting. The motion was seconded by Mr. Feth. All those present voted aye. 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-20-010-R - A vacation and replat of Elkhorn Village Addition, to create Elkhorn Village Addition No. 2, comprising 21.0-acres, more or less, generally located northeast of the intersection of Newport and East 12th Street. Applicant: Blackmore Homes, LLC.

Craig Collins, City Planner presented the staff report and entered six (6) exhibits into the record for this case.

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

Mr. Holwegner WLC, 200 Pronghorn, spoke in favor of this case.

Mr. Hein asked if there would be a designated area for children to play?

Mr. Holwegner advised that the west side of Azurite Avenue would be landscaped, there may be a possibility for playground equipment to be added. He stated that Tract A contains a six-foot pathway that runs through the subdivision. He mentioned that that public space, pedestrian traffic, and a postal main station would be located in this area.

Mr. Davis inquired about some narrow streets.

Mr. Holwegner advised that street widths vary. Boulevards have a wider street width, some streets that are narrow will have no parking along one side. He noted that the no parking along narrow streets was requested by the City Engineer.

Mr. Wingerter asked staff about a Municipal Code that required landscaping.

Mr. Collins stated that requirement had been removed from the Code more than ten years ago. In its place were to be impact fees that would be assessed to collect monies from developer that the City would use for acquiring parks and open space. Unfortunately, impact fees never came to fruition.

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

There being no one to speak Chairman King closed the public hearing and entertained a motion to approve, deny or table PLN-20-010-R.

Ms. Frank made a motion to approve case PLN-20-010-R, a replat creating Elkhorn Village Addition No. 2 and forward a “do pass” recommendation to City Council. The motion was

seconded by Mr. Wingerter. All those present voted aye, with the exception of Mr. Davis 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.

PLN-20-011-R – A vacation and replat of Lots 23-33, Block 1, City of Casper Addition, to create The Nolan Subdivision, comprising 0.93-acres, more or less, located at 322 South David Street. Applicant: The NOLAN, LLC.

Craig Collins, City Planner presented the staff report and stated that the applicant had requested the case be tabled for further review of the proposal.

Chairman King entertained a motion to table PLN-20-011-R.

Mr. Hein made a motion to table case PLN-20-011-R, a replat creating The NOLAN. The motion was seconded by Mr. Davis. All those present voted aye. Motion Carried.

IV. COUNCIL ACTIONS:

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

A Plat creating the NOWCAP Addition.

A Plat creating the White Dog Addition No. 2

V. SPECIAL ISSUES:

An Ordinance Amending Chapter 17.68 of the Casper Municipal Code, Pertaining to Gaming/Gambling in the C-4 (Highway Business) Zoning District.

Craig Collins presented the staff report advising the amendment would list “Gaming/Gambling,” alphabetically as a permitted use in the C-4 (Highway Business) zoning district.

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

There being no one to speak Chairman King closed the public hearing and entertained a motion for a recommendation to Council.

Ms. Frank made a motion recommending an amendment to Chapter 17.68 of the Casper Municipal Code to include Gaming/Gambling as a permitted use in the C-4 (Highway Business) zoning district. The motion was seconded by Mr. Feth. All those present voted aye with the exception of Mr. Hein and Mr. Aune who voted nay. Motion carried.

VI. COMMUNICATIONS:


- A. Commission:
There were none.
- B. Community Development Director:
There were none.
- C. Council Liaison:
There were none.
- D. OYD and Historic Preservation Commission Liaisons
Mr. Feth stated that at the Monday, March 9, 2020 meeting there were updates on the Midwest Avenue street project, State Office Building, Build Grant, and submission of an application to the National Endowment for the Arts to place a sculpture along West Yellowstone.

Casper Historic Preservation
Mr. Wingerter advised that implementing goals listed in the Strategic Plan was discussed. The State Historic Preservation Office (SHPO) had received the annual report via U.S. Mail. He stated that there was discussion about the Wyoming National Bank “egg beater” tower and saving it as a landmark.
- E. Other Communications:
There were none.


Chairman King stated that the next Planning and Zoning Commission meeting will be held Thursday, April 16, 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. Davis to adjourn the meeting. All present voted aye. Motion carried. The meeting was adjourned 6:32 p.m.



Chairman



Secretary