

**PLANNING AND ZONING MEETING
THURSDAY, JUNE 17, 2021
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 June 17, 2021, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

Members Present: Susan Frank
Fred Feth
Terry Wingerter
Chuck Davis
Mike McIntosh
Vickery Fales-Hall
Ken Bates

Absent Members: None

Others present: Liz Becher, Community Development Director
Craig Collins, City Planner
Dee Hardy, Administrative Support Technician
Wallace Trembath, Deputy City Attorney

I. MINUTES OF THE PREVIOUS MEETING

Chairperson Frank asked if there were additions or corrections to the minutes of the May 20, 2021 Planning & Zoning Commission meeting.

Chairperson Frank called for a motion to approve the minutes of the May 20, 2021 Planning & Zoning Commission meeting.

Mr. Wingerter made a motion to approve the minutes of the May 20, 2021 meeting. The motion was seconded by Mr. Feth. All those present voted aye. Motion carried.

II. PUBLIC HEARINGS

First case this evening:

PLN-21-017-RZ – A vacation and replat of Lots 48-56, Block 40, All of Block 41, Lots 13-49, Block 42, and all of Blocks 43, 44, 45, 46, 47, 48, & 49, to create Trails West Estates No. 5 Addition, comprising 116-acres, more or less, generally located north of Whispering Springs Road and Village Drive. A rezone of the area from multiple zoning classifications to AG (Urban Agriculture) and PH (Park Historic) is also requested. Applicant: Rocking K Properties, LLC. **(Tabled April 15, 2021, scheduled for June 17, 2021)**

Craig Collins, City Planner presented the staff report and entered seven (7) exhibits into the record for this case.

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

Chairperson Frank asked if there was anyone in the audience wishing to speak in favor or opposition of this case?

Bill Fehringer, 6080 Enterprise spoke in favor of this case

There being no others to speak Chairperson Frank closed the public hearing and entertained a motion to approve, deny or table **PLN-21-017-RZ** regarding the plat.

Mr. Wingerter, made a motion to approve case **PLN-21-017-RZ** and forward a “do pass” recommendation to Council. The motion was seconded by Ms. Hall. all those present voted aye. Motion Carried.

Second case this evening:

SUB-000019-2021 – A vacation and replat lots 18,19 and 20, Block1, Glendale Addition, to create Glendale Addition No 2. Comprising 14,955 square feet, more or less, located at 1302 and 1308 S Lowell Street.

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

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

Chairperson Frank asked if there was anyone in the audience wishing to speak in favor or opposition of this case?

Dennis Langdon spoke in favor of this case. Dennis is buying the property, and wants it properly platted.

There being no others to speak Chairperson Frank closed the public hearing and entertained a motion to approve, deny or table **SUB-000019-2021**, regarding the plat.

Mr. Feth made a motion to approve case SUB-000019-2021 and forward a “do pass” recommendation to Council. The motion was seconded by Mr. Wingerter.

All those present voted aye. Motion Carried.

Third case this evening:

ZOC-10-2021 – Petition for a zone change of the Back Nine Addition Planned Unit Development (PUD), all properties begin located north of West 29th Street. Said zone change will amend the zoning classification of the subdivision from PUD (Planned Unit Development) as follows:

- 2906-2951 (Inclusive) Palmer Drive- R3 (One to Four Unit Residential);
 - 2904-2968 (Inclusive) Player Drive -R3 (One to Four Unit Residential);
 - Tract F (southeast corner of Casper Mountain Road and W 29th St.)- C-2 (General Business);
 - Balance of the subdivision- R-2 (One Unit Residential)
- Authorized Representatives Colby Fronterio and Doug Tille, on behalf of all property owners in the subdivision.

Craig Collins, City Planner presented the staff report and entered six (16) exhibits into the record for this case.

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

Chairperson Frank asked if there was anyone in the audience wishing to speak in favor or opposition of this case?

- Authorized representative, Mr. Colby Fronterio, spoke on behalf of the project and his communication with the neighborhood. He showed the long-term vision for the area. He spoke to concerns about the property values and traffic volumes.
- Dennis Langdon introduced the landowner’s daughter, who spoke on the behalf of her parent’s vision for the development.
- Randy Farley spoke in favor.
- Jennifer Fronterio spoke in favor.
- Sonya Rummel spoke in favor.
- Dennis Langdon addressed her questions.

Individuals speaking in opposition:

- Judge Scott Skavdahl
- Susan Mangus
- Jim Christensen
- Dan Davis & family
- Stuart Atnip

There being no others to speak Chairperson Frank closed the public hearing and entertained a motion to approve, deny or table **ZOC-10-2021** regarding the zone change.

Mr. Bates made a motion to approve case **ZOC-10-2021** and forward a “do pass” recommendation to Council. The motion was seconded by Mr. Wingerter. --- All those present voted aye. Motion Carried.

Fourth case this evening:

CUP-20-2021 – Conditional Use Permit to allow manufacturing, storage and distribution of metal products (jewelry, coins, bars) on the northerly Pt of Lot 3 and all of Lots 4, Evergreen Business Park (Currently the Star Tribune Building), located at 170 Star Lane. Applicant: Lee Publications, Inc. and Glamis Capital, Inc.

Craig Collins, City Planner presented the staff report and entered five (5) exhibits into the record for this case.

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

Chairperson Frank asked if there was anyone in the audience wishing to speak in favor or opposition of this case?

Josh Fair spoke in favor.

There being no others to speak Chairperson Frank closed the public hearing and entertained a motion to approve, deny or table **CUP-20-2021** regarding the zone change.

Ms. Hall made a motion to approve case **CUP-20-2021** and forward a “do pass” recommendation to Council. The motion was seconded by Mr. McIntosh --- All those present voted aye. Motion Carried.

III. COUNCIL ACTIONS:

There have not been any items approved by the City Council since the last Planning and Zoning Commission Meeting.

IV. SPECIAL ISSUES:
There were no special issues.

- V. 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:
There were none.
 - E. Other Communications:
There were none.

Chairperson Frank stated that the next Planning and Zoning Commission meeting will be held Thursday, July 17, 2021.

VI. ADJOURNMENT:

Chairperson Frank called for a motion for the adjournment of the meeting. A motion was made by Mr. Wingerter and seconded by Mr. Feth to adjourn the meeting. All present voted aye. Motion carried. The meeting was adjourned 8:06 p.m.

Chairperson

Secretary