

Minutes of the Proceedings
Laramie County Planning Commission
Prepared by the Laramie County Planning & Development Office

Laramie County Wyoming
Thursday, September 13, 2018

- 180913 00** The Laramie County Planning Commission met in regular session on Thursday, September 13, 2018, at 3:30 p.m.

The members in attendance were Brad Emmons, Planning Director; Nancy Trimble, Associate Planner; Seth Frentheway, Associate Planner; Bryan Nicholas, Associate Planner; Jason Caughey, Planning Commissioner; Vice Chair Pat Moffett, Planning Commissioner, Joe Patterson, Planning Commissioner; Berty Macy, Planning Commissioner; Gary Hickman, Laramie County Environmental Health Director.

The meeting registrar was signed by: Gary Hickman, 100 Central Ave., Cheyenne, WY 82001; Benjamin Nemeč, 4022 Laramie St., Cheyenne, WY, 82001; Gay & Craig Wilson, 2911 Foothills Rd., Cheyenne, WY, 82009; Steve Woodson, 208 South College, Cheyenne, WY 82007; Eric Wiltanger, 208 South College, Cheyenne, WY 82007.

- 01** Review and action on a Variance for a 7-ft fence to be constructed within the 25-ft set back along the south property line of the Combined Laboratory in the LI – Light Industrial zone district for all of Tract 1, C B C Subdivision and a portion of the SE1/4, NE1/4, Section 9, T.13N., R.66W., of the 6th P.M., Laramie County, WY.

County Planner introduced the project and purpose, provided background, and stated the pertinent regulations. The agent for the applicant, Mr. Benjamin M. Nemeč was introduced to provide testimony.

Mr. Nemeč provided reasoning for the application, and why the applicant was seeking the variance. The existing conditions and layout of the site was described which impact the proposed fence location and height. Mr. Nemeč stated that there was no adverse impact on the surrounding areas, being that the fence fit within the existing nature of the area, and adjacent properties had similar characteristics.

County Planner provided a staff report, required criteria to be met, spoke on the past development that impacted the physical layout of the discussed site, and recommended approval of the Variance to the Planning Commission.

Commissioner Moffet opened discussion between the Planning Commission and County Staff.

Commissioner Moffet opened the hearing to the public, to allow for public comment. No public comment was received, and public comment was closed.

Commissioner Moffet asked for a motion, Commissioner Caughey motioned to approved the application. Commissioner Patterson and Macy seconded, and the application was approved (4-0).

02 Review and action on a Zone Change from MU (Mixed Use) to NB (Neighborhood Business) for Tract 27, Foster Tracts, 2nd Filing, Laramie County, WY.

County Planner introduced the project and purpose, provided background, and stated the pertinent regulations. The applicants, Mr. & Mrs. Wilson were introduced to provide testimony.

Mr. Wilson described the nature of the development, and how the business would be operated. Mr. Wilson continued to provide the history of the planning/zoning actions of the property, and how the zoning setbacks impacted their intended development. Mr. Wilson spoke on a Variance Application brought before the Planning Commission to seek setback variances, ultimately being denied by a (2-2) vote. He also discussed how a change in the zone from Mixed-Use (MU) and Neighborhood Business (NB) would change the setback and lot coverage requirements in their favor. He concluded with stating a letter addressing opposition from a neighbor in the surrounding area was submitted to the staff and Planning Commission members.

Commissioner Moffet asked if the proposed zone change would allow the applicants to proceed with their original intended development. Mr Wilson responded yes. Further discussion on the Variance application, how it was handled by the applicant, and the realization that variances are not easily approved and a zone change should have been pursued in the beginning, was had.

County Planner provided a staff report, the required criteria needing to be met by the applicant, and recommended approval of the Zone Change to the Planning Commission.

Commissioner Moffet opened discussion between the Planning Commission and County Staff. Commissioner Caughey stated he applauded the applicant's effort in working with the Planning Commission and County Staff. Mr. Wilson stated the Staff had been helpful.

Commissioner Moffet stated he was excited for the project and wished the applicant success. Commissioner Moffet opened the hearing to public comment, no public comment was received, and public comment was closed.

Commissioner Moffet asked for a motion, Commissioner Patterson motioned to approve the application. Commissioner Macy seconded, and the application was approved (4-0).