



Planning & Zoning Commission

AGENDA

May 5, 2022, 5:30 PM
Town Hall Council Chamber
600 9th Street, Wheatland, WY

- A. Call to Order – Roll Call
- B. Citizen Comments
- C. Declaration of conflicts of interest
- D. Scheduled Business
 - a. **Request:** Special Use Permit to operate an automotive/equipment repair facility with storage of vehicles, semis, semitrailers, and equipment
 - i. **Applicant:** Platte County Repair
 - ii. **Location:** 40 South Wheatland Highway, Wheatland, Wyoming
 - b. **Request:** Special Use Permit to operate a commercial business and stock more shed inventory in a Residential District
 - i. **Applicant:** Alvaro Amaya
 - ii. **Location:** 704 16th Street, Wheatland, Wyoming
- E. Approval of minutes from the April 7, 2022 Regular Meeting
- F. Commission Discussion (if any)
- G. Adjournment



TOWN OF WHEATLAND

PLANNING OFFICE

600 9TH STREET • WHEATLAND • WYOMING

OFFICE 307 • 322 • 2692 FAX 307 • 322 • 2968

Applicant: Platte County Repair

Request: Special Use Permit (SUP) to operate an automotive/equipment repair facility with storage of vehicles, semis, semitrailers, and equipment within a Highway Business District.

Location: 40 S. Wheatland Hwy, Wheatland, Wyoming

Meeting Info: Planning and Zoning Commission – May 5, 2022

Proposal Details

Platte County Repair has applied for a Special Use Permit (SUP) to operate an automotive/equipment repair facility with storage of vehicles, semis, semitrailers, and equipment within a Highway Business District located at 40 S. Wheatland Highway, Wheatland, Wyoming. SUP requests are reviewed by the Wheatland Planning and Zoning Commission.

Agency Comments

Electric Superintendent Pinneo: No problems.

Town Clerk Wright: The Clerk's Office has no concerns on this request for a SUP.

WYDOT District Traffic Engineer Aagard: The existing access is a commercial access, so I see no issues from WYDOT. Thanks for keeping WYDOT in the loop.

Neighbor Comments

None received

Analysis

Platte County Repair's request for a Special Use Permit (SUP) to operate an automotive/equipment repair facility with storage of vehicles, semis, semitrailers, and equipment within a Highway Business District located at 40 S. Wheatland Highway, Wheatland, Wyoming is not a new use for the district or this location. Previous owners have utilized this location for similar uses, and this is previously where CH Brown's shop was located.

The Planning Office recommends approval of Platte County Repair's request for a Special Use Permit (SUP) to operate an automotive/equipment repair facility with storage of vehicles, semis, semitrailers, and equipment within a Highway Business District located at 40 S. Wheatland Highway, Wheatland, Wyoming with the following conditions:

- 1) Review upon a complaint basis.

Planning and Zoning Commission Options

- 1) Approve the request as proposed;
- 2) Approve the request with conditions recommended (if applicable);
- 3) Postpone to a definite time – continues the request to the next regularly scheduled meeting of the commission to allow further review to be done (applicant would not need to reapply, certified mailing and public notice fees would be billed to the Town.);
- 4) Postpone Indefinitely – the request or motion is neither approved or disapproved and the request or motion cannot be brought up again during the meeting; however, it can be brought back as a new request at a future meeting (applicant would have to reapply and would pay the application fee, certified mailing fee, and public notice fee); or
- 5) Deny the request (with or without prejudice).

Failure to achieve a quorum result in an automatic continuance to the next regularly scheduled meeting, and a motion fails due to the lack of a second.

FROM THE DESK OF

Jeremy Lange

March 22, 2022

Letter of Description and Justification for Special Use Permit

Town of Wheatland
Planning & Zoning

To whom it may concern,

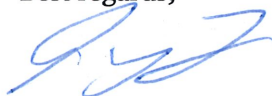
Platte County Repair is seeking a Special Use Permit for 40 S Wheatland Hwy,
Wheatland.

While providing the necessary changes and updates to our current facility located at 48
S Wheatland Hwy, we wish to maintain a nearby community presence by providing the
members of the community and the motoring public, the opportunity for local diesel
repair and services.

Hours of operation at 40 S Wheatland Hwy. will be Monday through Friday 7:00am to
7:00pm, Saturday and Sunday By appointments.

We are seeking to occupy 40 S Wheatland Hwy in its entirety, utilizing the existing work
pit and structure as it was built. There will be on-site parking/storage and there will be
no proposed changes to the building or site.

Best regards,



Jeremy Lange
Operating Owner
plattecountyrepair@gmail.com

Repair Facility

Storage
Semi Trailers
Vehicles



S Wheatland Hwy

S Wheatland Hwy

S Wheatland Hwy

S Wheatland Hwy

Press Esc to exit full screen

87

25

87



TOWN OF WHEATLAND

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Applicant: Alvaro Amaya
Request: Special Use Permit (SUP) to operate a commercial business and stock more shed inventory in a Residential District
Location: 704 16th Street, Wheatland, Wyoming
Meeting Info: Planning and Zoning Commission – May 5, 2022

Proposal Details

Alvaro Amaya has applied for a Special Use Permit (SUP) to operate a commercial business and stock more shed inventory in a Residential District located at 704 16th Street, Wheatland, Wyoming. SUP requests are reviewed by the Wheatland Planning and Zoning Commission.

Agency Comments

Electric Superintendent Pinneo: No problems.

Town Clerk Wright: The Town of Wheatland supports economic development and encourages business expansion. Since the code is specific on the types of Special Use Permits allowed in this district, the Clerk's Office feels Mr. Amaya should apply for a rezone.

Water/Wastewater Superintendent Keck: Concerns with the safe operation of heavy equipment around utility appurtenances and the possibility of running into the gas meter and/or driving over the water meter pit.

Neighbor Comments

None received

Analysis

Mr. Amaya's request for a Special Use Permit (SUP) to operate a commercial business and stock more shed inventory in a Residential District located at 704 16th Street, Wheatland, Wyoming does not fall into one of the specific Special Use Permit uses specified in the WMC. Per WMC 18.75.020(b) the uses allowed with a special use permit are: hospitals and health care facilities, boarding/rooming houses, columbarium, community centers, government buildings, museums, churches, schools, and childcare and adult care facilities. Previously this property was utilized as a single-family residence and has the potential to contribute

to Wheatland's housing diversity by offering a housing option for lower income residents or tenants. Providing housing for all income levels and family types while balancing the support of economic development is a challenge for any community.

The Planning Office recommends denying Mr. Amaya's request for a Special Use Permit (SUP) to operate a commercial business and stock more shed inventory in a Residential District located at 704 16th Street, Wheatland, Wyoming due to the specificity of the special use permit uses within the Residential District.

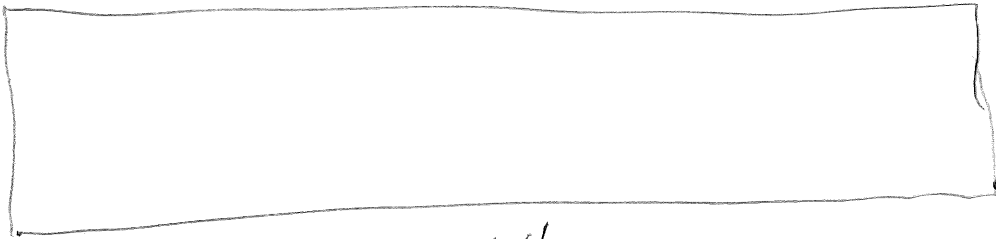
Planning and Zoning Commission Options

- 1) Approve the request as proposed;
- 2) Approve the request with conditions recommended (if applicable);
- 3) Postpone to a definite time – continues the request to the next regularly scheduled meeting of the commission to allow further review to be done (applicant would not need to reapply, certified mailing and public notice fees would be billed to the Town.);
- 4) Postpone Indefinitely – the request or motion is neither approved or disapproved and the request or motion cannot be brought up again during the meeting; however, it can be brought back as a new request at a future meeting (applicant would have to reapply and would pay the application fee, certified mailing fee, and public notice fee); or
- 5) Deny the request (with or without prejudice).

Failure to achieve a quorum result in an automatic continuance to the next regularly scheduled meeting, and a motion fails due to the lack of a second.

I would like to do business
out of 704 1/2th Street building
and use the property to stock more
shed inventory. And display items for sale.
It will be the office for The Shed Guy.

Legal description:
lot 8, Block 132, Town of Wheatland,
Platte County, Wyoming



Alley

Panther

Alvaro
Amaya
704 16th

OFF

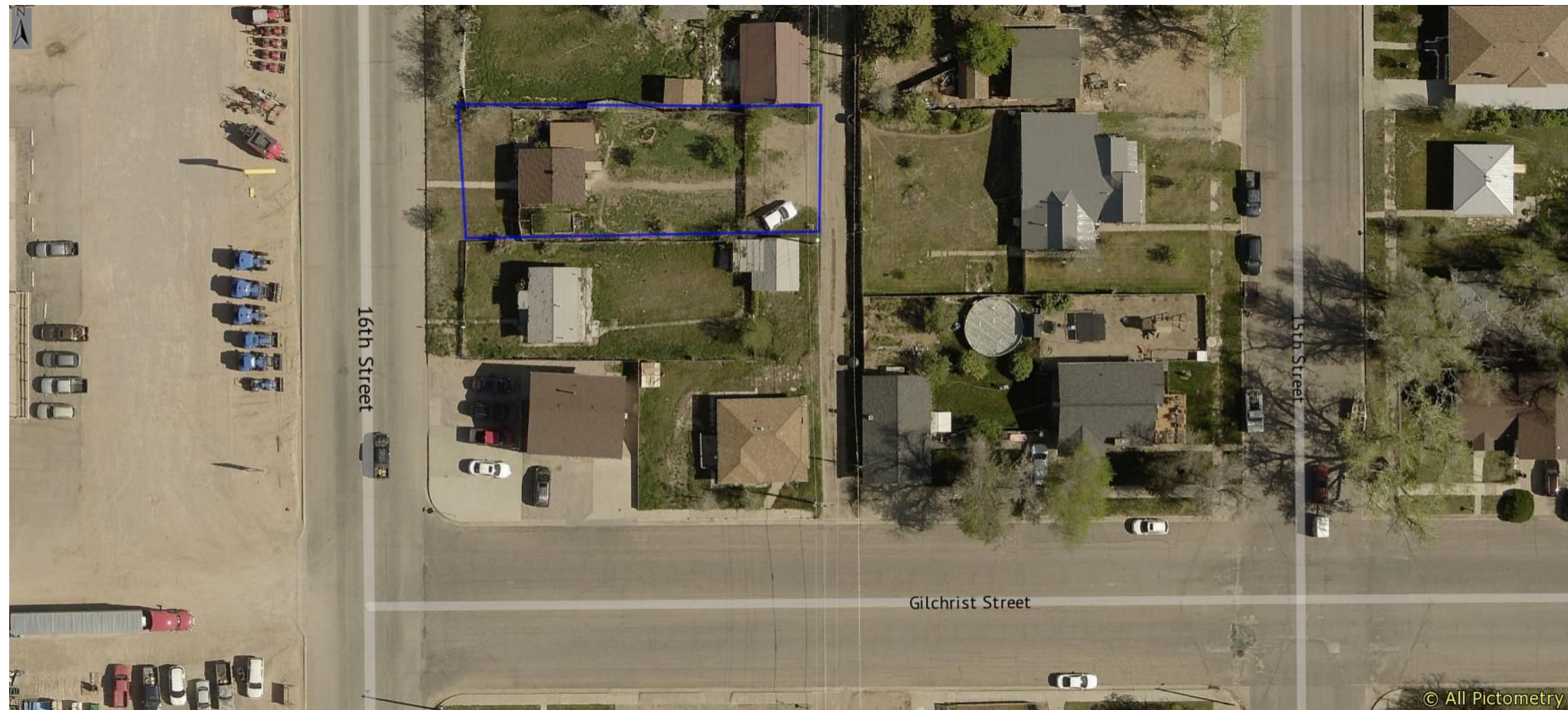
Alvaro
Amaya

Yak
cuts

Gilchrist Street

16th Street

704 16th Street





Town of Wheatland Planning and Zoning Commission

Regular Meeting April 7, 2022

Call to Order – Roll Call

The regular meeting of the Town of Wheatland Planning and Zoning Commission was called to order at 5:30 p.m. on Thursday, April 7, 2022, by Chairman Holt in the Town Hall Council Chambers.

Members Present: Chairman Holt, Member Mitchell, Member Fiske, Member Becker, Member Kanwischer
Members Absent: Member Futch, Vice Chairman Pile
Staff Present: Planner Clark

Citizen Comments

Chairman Holt asked if there were any citizen comments. None were noted.

Declaration of conflicts of interest

Chairman Holt asked if there were any conflicts of interest in the matters to come before the commission. Member Fiske noted a conflict with the review of Park Lane Villages Special Use Permit 21-02.

New Business

A request for a Special Use Permit to place additional storage units within the Highway Business District at 44 South Wheatland Highway, Wheatland, Wyoming

Planner Clark noted Affordable Wilson Storage has applied for a Special Use Permit (SUP) to add three additional storage unit building to their existing facility within the Highway Business District located at 44 South Wheatland Highway, Wheatland, Wyoming. Affordable Wilson Storage has special use permits in place for both this location and their 9th Street location. Affordable Wilson Storage has followed the requirements of these special use permits. Affordable Wilson Storage is requesting to add additional units, because all their units at both locations are full. Additional units will help meet the needs of the growing community, add to the tax base, and support economic development. The Planning Office recommends approval of Affordable Wilson Storage's request for a Special Use Permit (SUP) to add additional storage unit buildings within the Highway Business District located at 44 South Wheatland Highway, Wheatland, Wyoming with the following five conditions: All building, fire, health, safety, and electrical codes must be met. Obtain a demolition permit if removing any structures. Obtain a building permit from the Building Inspector before beginning construction. Miscellaneous materials or junk to not be stored outside of a building on the property. This permit to be reviewed upon a complaint basis.

Motion by Member Mitchell with second by Member Becker to approve Affordable Wilson Storage's for a Special Use Permit (SUP) to add three additional storage unit building to their existing facility within the Highway Business District located at 44 South Wheatland Highway, Wheatland, Wyoming.

Upon roll call the vote on the MOTION was:

YES: Member Becker, Member Mitchell, Member Fiske, Member Kanwischer

NO: None

MOTION DECLARED CARRIED

Request for a Sign Permit at 1554 Gilchrist Street, Wheatland, Wyoming

Planner Clark noted Alvaro Amaya has applied for a Sign Permit to erect a sign for his shed business located in the General Business District located at 1554 Gilchrist Street, Wheatland,

Wyoming. Alvaro Amaya's request for a Sign Permit to erect a sign for his shed business located in the General Business District located at 1554 Gilchrist Street, Wheatland, Wyoming is a requirement of the Wheatland Municipal Code. 1554 Gilchrist Street, Wheatland, Wyoming has long been utilized and zoned as residential. There was previously a single-family dwelling on the lot that had been constructed in approximately 1916. After the dwelling was demolished and the lot cleared it was listed for sale by the Rite Agency. Alvaro Cespedes Amaya purchased 1554 Gilchrist Street, Wheatland, Wyoming in November of 2020. At the time of purchase the lot was vacant land and zoned residential. Mr. Amaya placed sheds for sale on the lot in mid-May and was then informed in June by Planning and Zoning Chairman Pile that he needed to contact the planning office to come into compliance with the code. Mr. Amaya met with Planner Clark in mid-June and was given the recommendation to rezone to General Business in conjunction with a Special Use Permit to come into compliance. Planner Clark also suggested asking some of the neighbors to rezone at the same time to reduce costs and to prevent a spot zone. Planner Clark noted that a Special Use Permit could not be applied for within the Residential District for this use, because it is not listed under the Special Use Permit portions of the Residential District code. Mr. Amaya inquired about a variance in lieu of a rezone and Planner Clark noted that it was an option, but the rezone with special use permit would be a better option. Planner Clark supplied Mr. Amaya with both the Planning and Zoning and Board of Adjustments meeting and submittal deadline schedules. Mr. Amaya submitted a completed variance application on July 9, 2021. On August 17, 2021, the Board of Adjustment approved Mr. Amaya's request in the form of a temporary variance to operate a commercial business in a residential district until the end of May 2022 with the recommendation to rezone no later than May 2022 and abide by all setback requirements. Ordinance 835 to rezone 1554 and 1556 Gilchrist Street from Residential District to General Business District was passed and approved on third reading on February 14, 2022. During the rezone process it was established that the lot size would be considered legal non-conforming with new developments needing to request a variance to build within the setbacks. The units Mr. Amaya offers for sale at this location are not permanent structures, are on skids, and meet both the zoning and building requirements to not require a building permit.

The Planning Office recommends approval of Mr. Amaya's request for a Sign Permit to erect a sign for his shed business located in the General Business District located at 1554 Gilchrist Street, Wheatland, Wyoming with the following two conditions: Obtain a building permit from the Building Inspector before beginning construction. Per 18.80.020 WMC – Keep the sign in a good state or repair.

Member Mitchell asked Mr. Amaya for more clarification on the location of the sign. Mr. Amaya stated that he wanted to locate where the tree is on the property and that the sign would be on four by four and will be on six by six posts and my lot. Member Kanwischer asked if the sign would be in the middle of the lot and about the sign being in the setbacks. Mr. Amaya stated that it would be located in the middle of lot. Planner Clark noted that setbacks have not pertained to signs in the past and are not specifically addressed in the code. Mr. Amaya added that the sign will be on the north side of the sidewalk and will be three or four feet from the sidewalk as to not impeded pedestrian or bike traffic on the sidewalk.

Motion by Member Becker with second by Member Mitchell to approve Alvaro Amaya's request for a Sign Permit to erect a sign for his shed business located in the General Business District located at 1554 Gilchrist Street, Wheatland, Wyoming.

Upon roll call the vote on the MOTION was:

YES: Member Becker, Member Kanwischer, Member Fiske, Member Mitchell

NO: None

MOTION DECLARED CARRIED

Review of Special Use Permit 21-02 to allow RV/Travel Trailers in lots 1-17 and lots 44-59 of Park Lane Village

Planner Clark noted that the update from Mr. Scruggs, General Manager and Owner of Park Lane Village is included in the meeting packet. Due to weather impacts, parts shortages, and contractor delays the five lots that are finished have not yet been utilized by RV customers.

Approval of Minutes –

Approval of Minutes – February 3, 2022 Regular Meeting

Jarvis Windom requested time to review the minutes before the Commission made a motion to approve. Mr. Windom thanked the Commission for time to review and said he had no comments.

Motion by Member Mitchell with a second by Member Kanwischer was made to approve the minutes of the February 3, 2022 Regular Meetings as presented.

Upon roll call the vote on the MOTION was:

YES: Member Fiske, Member Mitchell, Member Kanwischer, Member Becker

NO: None

MOTION DECLARED CARRIED

Board Discussion

Planner Clark noted there are two special use permits on the agenda for the May meeting and if the June agenda is somewhat light would the Commission would be up for holding a workshop? The Commission stated that would work for them.

Jarvis Windom proved the Commission with his application for the Planning and Zoning Commission and stated that he was at the meeting to clear up some confusion about his role on the board. I don't know why I am persisting to get on the board, then I was told I would be added to the board at the last meeting and through some confusion I found out I was still on the Board of Adjustments and so I resigned for the Board of Adjustments. I met with the Town Council and did my testimony to the Council at the last council meeting, and they did not see any problem with me being on the board. I have been in contact with the Council again and the way I understood it, as of the last Council meeting, I've been an alternate and I've been trying to serve as an alternate, and doing the best I could, and I thought at the last Town Council meeting that I would be put on the board, because they always bring the alternates on before any of the other people got on. Along with that I turned in my resignation for the adjustments board and turned around and said I accept the commission position. Then Amy sent me a questionnaire. So I can plan to be on the board and I have provided you all a copy of my questionnaire, and I thought the questions were quite good and I wanted to bring it up. The questionnaire was sent to fill out these questions, good questions, and I think everyone on the Planning and Zoning board should be able to answer these questions. Because here I am eight months on the board and sometimes it is not clear what our job in planning and zoning is. I have talked to each one of the Council members and the Mayor to find out what their goals are for planning and zoning too, who we work for, and who we don't work for. Of course, we are at the pleasure of the Council and the Mayor and we are appointed by the Mayor to be the eyes and ears of the council and then to make recommendations. There are some things that the board can actually make and approve without going to the Council and that's fine too. At least we should be telling the Council what we are approving of is the real point. So, I've been trying to get on this thing and I think I am going to get on it pretty quick, because the Council is going to make some decisions on Monday and I am going to be there. So, I want to make you well aware of what I am trying to do too. Because I have been sitting up there with you, I've been to the meetings, I've been to the workshops, and I still want to be on it and I see a lot of potential. I want to work with all of you guys. So, you can see where I am at, pretty much I did a whole testimony and was kind of a long session with the City Council last month. I will be with them again, I want to be on the agenda for this year, this month again, and if I just sit as an alternate, I will just continue coming on and being with you on your special use things and your workshops and if anybody drops off, then I understand that I'll be popped up. The City Council has not made that decision yet, they may or may not, and so I just wanted to tell you where I am at on everything as I think its helpful. Chairman Holt thanked Mr. Windom for his comments.

Mr. Amaya asked for clarification on the next Planning and Zoning meetings. Planner Clark noted that the May meeting will be on May 5th at 5:30 pm and that Mr. Amaya's special use permit is on that agenda, and that the June meeting will be on June 2nd at 5:30 pm and if the agenda is light or

there are no agenda items the Commission will hold a workshop that evening. Mr. Amaya thanked Planner Clark for the clarification.

Adjournment

Meeting adjourned at 6:46 p.m.

Approve:

Attest:

Planning & Zoning Commission Chairman

Planner Clark

DRAFT