



# Town of Wheatland Planning and Zoning Commission

Minutes – November 2<sup>nd</sup>, 2023

## Call to Order – Roll Call

The Town of Wheatland Planning and Zoning Commission meeting was called to order at 6:00 p.m. on Thursday, November 2<sup>nd</sup>, 2023, by Vice Chairman George Pile in the Town Hall Council Chambers.

Members Present: Vice Chairman Pile, Member Allen Kanwischer, Member Pat Mitchell, Member Clay Becker, Member Randy Chesser, and Alternate Member Jarvis Windom

Members Absent: Chairman Phathom Holt and Member Mike Holst

Staff Present: Planner Douglas Dumont

## General Citizen Comments

Vice Chairman Pile asked if there were any general comments from the public, none were taken.

## Declaration of conflicts of Interest

Vice Chairman Pile asked if there were any conflicts of interest in the matters to come before the commission, none were noted.

## Old Business

Review and Revocation of Special Use Permit #23-02 to be allowed to have five steel storage containers within a Highway Business District for Wyoming Grain Corporation, located at 1905 16<sup>th</sup> Street.

Planner Dumont read the review and revocation as presented in the meeting packet. Member Becker asked if anyone was present to represent Wyoming Grain Corporation, no response was made from the public. Vice Chairman Pile opened the discussion for the Commission and asked Planner Dumont to read the options for a motion.

A MOTION by Member Becker, with a second by Member Chesser, to revoke Special Use Permit #23-02 and have it forwarded to the City Attorney for litigation.

Upon roll call the vote on the MOTION was:

YES: Member Kanwisher, Member Becker, Member Mitchell, Member Chesser, and Alternate Member Windom.

NO: None.

MOTION DECLARED CARRIED

## New Business

Application for a Sign Permit within a Highway Business District for the Dollar General, located at 1756 South Road, represented by Casey Nix of Nix Signs.

Planner Dumont presented the application to the Commission as written in the meeting packet.

Planner Dumont asked the Commission if they had any questions regarding the meeting packet. Member Becker asked about the setback for the sign, which Casey explained the edge of the sign would be on the property line and perpendicular to South Road.

A MOTION by Member Kanwisher, with a second by Member Becker, to approve the Sign Permit as proposed.

Upon roll call the vote on the MOTION was:

YES: Member Kanwisher, Member Becker, Member Mitchell, Member Chesser, and Alternate Member Windom.

NO: None.

MOTION DECLARED CARRIED

Application for a Land Use District Boundary Change (Rezone) from a Residential District to a General Business District, represented by Alvaro Amaya, located at 704 16<sup>th</sup> Street.

Planner Dumont presented the application to the Commission as written in the meeting packet. Planner Dumont asked the Commission if they had any questions regarding the meeting packet. Planner Dumont stated he had received no negative feedback from neighbors concerning this application. Member Kanwisher addressed the limited parking. Alvaro informed the Commission of his plans for the property and what other properties he owned in the area.

A MOTION by Alternate Member Windom, with a second by Member Mitchell, to approve the Land Use District Boundary Change as proposed.

Upon roll call the vote on the MOTION was:

YES: Member Kanwisher, Member Becker, Member Mitchell, Member Chesser, and Alternate Member Windom.

NO: None.

MOTION DECLARED CARRIED

Application for a Sign Permit within a Highway Business District for Platte County Repair, represented by Jeremy and Tiffany Lange, located at 40 South Wheatland Highway.

Planner Dumont presented the application to the Commission as written in the meeting packet. Planner Dumont asked the Commission if they had any questions regarding the meeting packet. Tiffany stated they would not be putting any lighting on the signs and explained the trailer the signs would be placed on. Planner Dumont explained the difference in sign applications which were being reviewed at the meeting. Tiffany stated they have had no problems with weather conditions for the location of the trailer and it is weighted accordingly.

A MOTION by Member Chesser, with a second by Member Becker, to approve the sign permit as proposed with the stipulation of regular maintenance and upkeep of the trailer and signs to prevent deterioration and maintain the visual appeal of the area.

Upon roll call the vote on the MOTION was:

YES: Member Kanwisher, Member Becker, Member Mitchell, Member Chesser, and Alternate Member Windom.

NO: Member Kanwisher.

MOTION DECLARED CARRIED

Application for a Special Use Permit for long-term storage of vehicles within and Industrial District for Consolidated Rentals of Casper, represented by Rex Johnson, located at 503, 507, and 509 7<sup>th</sup> Street.

Planner Dumont presented the application to the Commission as written in the meeting packet. Planner Dumont asked the Commission if they had any questions regarding the meeting packet. Rex Johnson stated he was representing Russell McClain but is not sure of Russell's intentions for the use of this property other than he wants long term storage of vehicles. Tiffany and Jerney Lange had concerns about long-term storage of vehicles, and they should be held to the same stipulations which were imposed on them in 2018 for approximately the same area. The Commission reviewed the stipulations from the 2018 application requested by the Langes. Planner Dumont read the stipulations from the 2018 application. Rex Johnson stated he didn't know how to address the stipulations from the 2018 application because he didn't know the details of the application. After discussion among the Commission, Vice Chairman Pile stated he would entertain a motion. No motion was made by any member of the Planning and Zoning Commission. Vice Chairman Pile closed the discussion and stated it's a denial if no motions are made.

**Approval of Minutes**

Approval of minutes from the October 5<sup>th</sup>, 2023, Regular Meeting.

A MOTION by Member Becker, with a second by Member Kanwisher to approve the October 5<sup>th</sup>, 2023, Regular Meeting minutes.

Upon roll call the vote on the MOTION was:

YES: Member Kanwisher, Member Becker, Member Mitchell, Member Chesser, and Alternate Member Windom.

NO: None.

MOTION DECLARED CARRIED

**Commission Discussion**

Vice Chairman Pile and Alternate Member Windom, whose terms are completed at the end of 2023, declared they would like to remain on the Town of Wheatland Planning and Zoning Commission. Member Kanwisher, whose term is completed at the end of 2023, stated he would continue if there was no application for his seat, but if all the spots were to be filled, he would step down. Planner Dumont advised Member Kanwisher; he would contact him once he knew if there were enough applicants to fill the positions. Planner Dumont updated the Commission on the proposed new Wendy's restaurant. Planner Dumont went over the applications and what will be on the agenda for the December 7<sup>th</sup>, 2023, Regular Meeting. The Commission requested Planner Dumont investigate a Special Use Permit from approximately twelve years ago on West Mariposa Parkway. The Commission had no further discussion or questions.

**Adjournment**

The meeting adjourned at 6:45 pm.

Approve:

Attest:

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Planning & Zoning Commission Chairman

Town Planner