



Town of Wheatland Planning and Zoning Commission

Minutes – December 7th, 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, December 7th, 2023, by Chairman Phathom Holt in the Town Hall Council Chambers.

Members Present: Chairman Holt, Vice Chairman Pile, Member Allen Kanwischer, Member Pat Mitchell, Member Clay Becker, Member Randy Chessser, and Member Mike Holst

Members Absent: Member Clay Becker and Alternate Member Jarvis Windom

Staff Present: Planner Douglas Dumont

General Citizen Comments

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

Declaration of conflicts of Interest

Chairman Holt 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 #07-08 to be allowed to operate a vehicle repair shop within a Highway Business District by Wheatco Sales and Services, located at 1801 9th Street.

Planner Dumont read the review and revocation as presented in the meeting packet. Attorney Eric Jones, representing Wheatco confirmed he was in attendance via a conference call. Brinda Foster, owner of Wheatco, stated she was in the process of obtaining the money to build a fence. The Commission stated they only wanted Wheatco to build a small, fenced area, to keep materials out of view from the public. The Commission and Wheatco discussed the different possibilities for a fenced area.

A MOTION by Member Holst to allow Special Use Permit #07-08 to remain without further review failed, due to lack of a second.

The Commission continued discussion on possibilities for screened areas to keep discarded materials out of view from the public. Member Chessser explained his vision of an “L” shaped privacy fence on the northwest corner of building. Planner Dumont explained the different motions available to the Commission and possible scenarios going into the new year.

A MOTION by Vice Chairman Pile, with a second by Member Holst, to allow Special Use Permit #07-08 to remain with added stipulation, by the date of July 31st, 2024, a screened area for the placement of miscellaneous materials, to be kept out of view from the public, shall be complete, and the location, size, and manner of screened area shall be at Wheatco’s discretion, but shall be adequate to keep materials in association with a vehicle repair shop out of view from the public, and if stipulation is achieved, the Commission will hear no further complaints for a time period of two years concerning Special Use Permit #07-08.

Upon roll call the vote on the MOTION was:

YES: Vice Chairman Pile, Member Kanwisher, Member Mitchell, Member Chesser, and Member Holst.

NO: None.

MOTION DECLARED CARRIED

New Business

Application for a Boundary Line Adjustment within an Industrial District, located at 1653 and 1657 West Walnut Street, represented by Bruce Hilty.

Planner Dumont presented the application to the Commission as written in the meeting packet. Vice Chairman Pile clarified with Bruce exactly what they were wanting to do and the reasoning for the boundary line adjustment.

A MOTION by Member Kanwisher, with a second by Vice Chairman Pile, to approve the Boundary Line Adjustment as proposed.

Upon roll call the vote on the MOTION was:

YES: Vice Chairman Pile, Member Kanwisher, Member Mitchell, Member Chesser, and Member Holst.

NO: None.

MOTION DECLARED CARRIED

Approval of Minutes

Approval of minutes from the November 2nd, 2023, Regular Meeting.

A MOTION by Vice Chairman Pile, with a second by Member Holst, to approve the November 2nd, 2023, Regular Meeting minutes.

Upon roll call the vote on the MOTION was:

YES: Vice Chairman Pile, Member Kanwisher, Member Mitchell, Member Chesser, and Member Holst.

NO: None.

MOTION DECLARED CARRIED

Commission Discussion

Planner Dumont and the Commission thanked Member Kanwisher for all the time he contributed on the Commission. Planner Dumont went over all the items currently scheduled for the January 2024 meeting. Planner Dumont went over the appointment process for 2024 by the Town Council and confirmed Chairman Holt would like to apply for another term.

Adjournment

The meeting adjourned at 6:38 pm.

Approve:

Attest:

Planning & Zoning Commission Chairman

Town Planner

