



# Town of Wheatland Planning and Zoning Commission

Minutes – February 1<sup>st</sup>, 2024

## 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, February 1<sup>st</sup>, 2024, by Chairman Clay Becker in the Town Hall Council Chambers.

Members Present: Chairman Clay Becker, Vice Chairman Randy Chesser, Member Phathom Holt, Member Mike Holst, Member Jarvis Windom, Member Alyssa Martin, and Alternate Member LeRon Eller

Members Absent: Member Pat Mitchell

Staff Present: Planner Douglas Dumont

## General Citizen Comments

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

## Declaration of conflicts of Interest

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

## New Business

Application for a Sign Permit in a Residential District, located at 1257 Cole Street, represented by Dan Ramirez with YESCO, LLC.

Planner Dumont presented the application to the Commission as written in the meeting packet. Planner Dumont added that he had spoken with Dan Pace, with YESCO, earlier that day and confirmed the sign can be adjusted for brightness and that they begin with 50% brightness but can go down if necessary. Chairman Becker stated it is nice the sign brightness will be able to be adjusted. Chairman Becker asked how easy it would be to get a hold of someone to have the sign brightness adjusted if the Town of Wheatland begins getting complaints about the brightness. Dan Ramirez stated you can call YESCO, and they can remotely change the brightness to what the necessary percentage should be. Dan Ramirez stated you can also contact the manufacturer, Watch Fire, who also can dim the brightness remotely.

*A MOTION by Member Windom, with a second by Member Holst, to approve the Sign Permit as proposed.*

*Upon roll call the vote on the MOTION was:*

*YES: Vice Chairman Chesser, Member Holt, Member Holst, Member Windom, Member Martin, and Alternate Member Eller.*

*NO: None.*

*MOTION DECLARED CARRIED*

Application for a Re-Plat in a High-Density Residential District, located at 54 16<sup>th</sup> Street, by Dan Olind.

Planner Dumont presented the application to the Commission as written in the meeting packet. Shane Hansen with Steil Surveying presented the re-plat request to the Commission stating the land will be recorded as 1/12<sup>th</sup> ownership at the Platte County Clerk's Office. Shane stated each unit will have two parking spots which complies with regulations within a high-density residential district.

*A MOTION by Vice Chairman Chesser, with a second by Alternate Member Eller, to approve the Re-Plat as proposed.*

*Upon roll call the vote on the MOTION was:*

*YES: Vice Chairman Chesser, Member Holt, Member Holst, Member Windom, Member Martin, and Alternate Member Eller.*

*NO: None.*

*MOTION DECLARED CARRIED*

### **Approval of Minutes**

Approval of minutes from the January 4<sup>th</sup>, 2024, Regular Meeting.

*A MOTION by Member Holt, with a second by Member Martin, to approve the January 4<sup>th</sup>, 2024, Regular Meeting minutes.*

*Upon roll call the vote on the MOTION was:*

*YES: Vice Chairman Chesser, Member Holt, Member Holst, Member Windom, Member Martin, and Alternate Member Eller.*

*NO: None.*

*MOTION DECLARED CARRIED*

### **Commission Discussion**

Member Mitchell arrived during the meeting and was present for Commission discussion. Planner Dumont stated he does not have applications for the next meeting, so he believed it would be a good opportunity begin looking at the commercial districts, General Business, Highway Business, and Industrial as far as what the Commission wants as an allowed use in each respective district. The Commission agreed to begin looking at the commercial districts in the Wheatland Municipal Code. Member Windom discussed possibly getting input from other committees and what they envision for the future of Wheatland. Planner Dumont explained his monthly report which is given to the Town Council was now part of the Commission's packet as requested by Member Windom. Planner Dumont advised that the Town Council was looking into changing how motions can be made by the Commission. The Commission discussed the reasoning it was getting changed and the pros and cons of the decision.

### **Adjournment**

Donning the exquisite Chairman Hat and wielding the mighty Chairman Gavel, Chairman Becker adjourned the meeting at 6:28 pm.

Approve:

Attest:

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Planning & Zoning Commission Chairman

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Town Planner

