



Town of Wheatland Planning and Zoning Commission

Minutes – April 4th, 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, April 4th, 2024, by Chairman Clay Becker in the Town Hall Council Chambers.

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

Members Absent: Member Phathom Holt

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 Special Use Permit (SUP) for permanent placement of a steel storage shipping container in an Industrial District. Located at 609 16th Street, Wheatland Ace Hardware, represented by Colby Geile.

Planner Dumont presented the application as written in the meeting packet. Chairman Becker opened the application for discussion. Chairman Becker stated he has no issues with the request, especially with the container being painted white. Colby stated the container is already painted.

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

Upon roll call the vote on the MOTION was:

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

NO: None.

MOTION DECLARED CARRIED

Application for a SUP for permanent placement of a steel storage shipping container in a Conservancy District, located at 1104 Front Street, by Chris Bookout.

Planner Dumont presented the application as written in the meeting packet. Chairman Becker opened the application for discussion. With no further discussion being had.

A MOTION by Member Martin, with a second by Vice Chairman Chesser, to approve the request as proposed.

Upon roll call the vote on the MOTION was:

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

NO: None.

MOTION DECLARED CARRIED

Review of Wheatland Municipal Code (WMC) Chapter 18.45, Industrial District.

Planner Dumont summarized the meeting packet for the review. Chairman Becker stated he doesn't see an issue with allowing what's in a General Business District and Highway Business District within an Industrial District because if someone wanted to place a lesser use in those areas there is no downside. Chairman Becker stated he would hate to restrict any new business wanting to come in. Member Mitchell made a distinction between a Highway Business District and an Industrial District to the area around Rompoon Road and Swanson Road. Chairman Becker stated he felt a gas/liquified petroleum processing plant, and a refinery should be

excluded as an allowed use from an Industrial District requiring a Special Use Permit. Member Mitchell stated a meat processing plant, and a rendering plant should also be excluded as an allowed use from an Industrial District. The Commission agreed an auto wrecker service should be allowed in an Industrial District. Chairman Becker stated a chemical plant and creosote manufacturing should also be excluded as an allowed use because of the chemicals, if we are looking at things that could be harm to the public. The Commission agreed a pipeline terminal/pump station should be excluded as allowed use from an Industrial District. The Commission stated storage of bulk liquid should be changed to storage of non-flammable and non-corrosive bulk liquid.

Approval of Minutes

Approval of minutes from the March 7th, 2024, Regular Meeting.

A MOTION by Member Martin, with a second by Member Mitchell, to approve the March 7th, 2024, Regular Meeting minutes.

Upon roll call the vote on the MOTION was:

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

NO: None.

MOTION DECLARED CARRIED

Commission Discussion

No further Commission Discussion was had.

Adjournment

Chairman Becker adjourned the meeting at 6:31 pm.

Approve:

Attest:

Planning & Zoning Commission Chairman

Town Planner