



Town of Wheatland Planning and Zoning Commission

Minutes – June 6th, 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, June 6th, 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 Special Use Permit (SUP) for permanent placement of a steel storage shipping container in a Residential District, located at 1150 Pine Street, the Old Junior High School, represented by the President of the High Plains Wrestling Club, Jared Souza

Planner Dumont presented the application as written in the meeting packet. Chairman Becker opened the application for discussion to the public.

Kirby Wilson stated he is opposed to this application because he has a financial investment in multiple storage facilities around Wheatland and would hate to see someone put a steel storage shipping container wherever they want. Kirby stated the steel storage shipping containers become ignored, maybe they should be allowed for a commercial business which requires some extra storage, but this application is not a good thing for the Town of Wheatland and will set a precedent if approved. Kirby stated he knows High Plains Wrestling Club generates profit so if they need extra storage they should rent storage from a local business.

Herschel Pruitt stated he is in opposition to this proposal and historically, placement of a steel storage shipping container in a Residential District was always a denial by the Wheatland Planning and Zoning Commission. Herschel stated this will be the first time the Wheatland Planning and Zoning Commission would allow a steel storage shipping container on property which is not owned by the applicant. Herschel stated the Old Junior High School is owned by the taxpayers of Platte County. Herschel stated the school be able to rent wrestling club out more room in the building to store all their equipment. Herschel stated steel storage shipping containers are unsightly and should never be allowed in a Residential District.

Jared Souza stated the wrestling club has lost access to storage due to asbestos and a waterline break at the Old Junior High School. Jared stated they explored renting out a storage

unit, but they allow the high school and middle school students to use the mats so they must remain centrally located. Jared stated Platte County School District is allowing them to utilize a steel storage shipping container because they recognize how much they give back to the school wrestling teams. The Commission confirmed Platte County School District has given the wrestling club permission to place the steel storage shipping container on their property. Jared stated the wrestling club had sixty-nine wrestlers this year and host multiple tournaments. Jared stated due to the location of placement, the visually aspect will be minimal, and they will try match the paint to the color of the building as best they can. Vice Chairman Chesser discussed the materials the wrestling mats were made of and how important it was to keep them from getting dirty. Justin Brennan, representing the wrestling club, stated storage units need to be sealed tight to keep dirt, moisture, and rodents off them, and these are ten-thousand-dollar mats, so keeping them in a storage unit is a big concern. Jared stated the steel storage shipping container will be relatively easy to move should it need to for utility easement concerns. Jared stated the container will cost approximately four-thousand-dollars and they have not purchased it yet.

Herschel reiterated how allowing a container in a Residential District will set a horrible precedence going forward for the Town of Wheatland. Chairman Becker conveyed how he understood Kirby's and Herschel's concern, but separated the difference of upkeep of property and what is considered unsightly with utilizing a well-maintained container. Herschel stated this is even more precedent setting because the applicants do not own the land, the taxpayers own the land. Vice Chairman Chesser confirmed the radius and time certified letters go out to neighbors to comment with Planner Dumont. Planner Dumont stated he had not received a complaint from any neighbors for this request. Kirby stated they could purchase a container and rent the land from him to place it on so it's not in a Residential District and does not set precedence. Chairman Becker stated that is a private issue between the applicant and him and can't be addressed by the Commission.

Jared stated he has two more years as President of the wrestling club, which has been around approximately thirty years. Vice Chairman Chesser stated this is an established club with dedicated parents. Member Holst stated he lives close to the Old Junior High School and has no problem with a container being there and likes the accessibility it gives the wrestling club. Jared stated the wrestling year starts in November and it goes to the end of April. Member Windom expressed his support for the wrestling club to utilize a container. Chairman Becker asked Planner Dumont to go over possible stipulations, and options for the Planning Commission. Chairman Becker stated if this permit is granted, it should have stipulations, and if those stipulations are not adhered to, there will be immediate removal.

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

Upon roll call the vote on the MOTION was:

YES: Vice Chairman Chesser, Member Holst, and Member Windom

NO: Chairman Becker, Member Holt, Member Martin, and Alternate Member Eller

MOTION DECLARED NOT CARRIED

A MOTION by Member Martin, with a second by Member Holt, to approve the request with stipulations 1-6 as outlined in the meeting packet, with added stipulations of immediate removal upon permit revocation, and a two-year review.

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.

MOTION DECLARED CARRIED

Commission Discussion

Commission discussed the next scheduled meeting with Planner Dumont. Vice Chairman Chesser requested an update on the steel storage shipping containers behind Best Western. Planner Dumont explained the violation with a request for charges has been forwarded to the City Attorney. Planner Dumont advised he would meet with the City Attorney and have an update for the next Planning and Zoning meeting.

Adjournment

Chairman Becker adjourned the meeting at 6:47 pm.

Approve:

Attest:

Planning & Zoning Commission Chairman

Town Planner