



# Planning & Zoning Commission

## AGENDA

August 1<sup>st</sup>, 2024, 6:00 PM  
Town Hall Council Chamber  
600 9<sup>th</sup> Street, Wheatland, WY

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- A. Call to Order – Roll Call – Pledge of Allegiance
- B. Citizen Comments
- C. Declaration of Conflicts of Interest
- D. Old Business
  - a. **Review:** Special Use permit #07-08 to operate a vehicle repair shop within a Highway Business District
  - b. **Business:** Wheatco Sales and Services
  - c. **Location:** 1801 9<sup>th</sup> Street, Wheatland, Wyoming 82201
- E. New Business
  - a. **Request:** Special Use Permit to operate a ten-unit bed and breakfast facility within a High-Density Residential District
    - i. **Applicant:** Michael and Vicki Mickelsen
    - ii. **Location:** 52 16<sup>th</sup> Street, Wheatland, Wyoming 82201
  - b. **Review:** Wheatland Municipal Code – Ordinance to be presented to Town Council
    - i. **Chapter 18.35:** General Business District
    - ii. **Chapter 18.40:** Highway Business District
    - iii. **Chapter 18.45:** Industrial District
    - iv. **Rezone:** Multiple parcels from Industrial District to Highway Business District
- F. Approval of minutes from the April 4<sup>th</sup>, 2024, Regular Meeting
- G. Approval of minutes from the June 6<sup>th</sup>, 2024, Regular Meeting
- H. Commission Discussion
  - a. Next regular scheduled meeting and any other items at the Commission's discretion.
- I. Adjournment



# TOWN OF WHEATLAND

## PLANNING OFFICE

600 9<sup>TH</sup> STREET • WHEATLAND • WYOMING  
OFFICE 307 • 322 • 2692 FAX 307 • 322 • 2968

Applicant: Michael and Vicki Mickelsen  
Request: Special Use Permit - Operation of a Ten-Unit Bed and Breakfast Facility in a High-Density Residential District.  
Location: 52 16th Street, Wheatland, WY 82201.  
Meeting: Planning and Zoning Commission - August 1st, 2024, at 6:00 P.M.

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### Proposal Details:

Michael and Vicki Mickelsen have applied for a Special Use Permit (SUP) to operate a ten-unit bed and breakfast facility at 52 16th Street, Wheatland, WY. The applicants are currently under contract to purchase the former Country Club Living building, with plans to reconfigure the main floor into two apartments for personal residence and utilize ten of the eighteen units on the second floor as a bed and breakfast operation. The remaining eight units will be used for storage. The property includes sixteen parking spaces, with additional parking available in four garages.

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### Agency Comments:

- **Electrical Superintendent Preston Meier:** No issues with the proposed use.
  - **Fire Chief Bob Glasson:** Supports the proposal.
  - **Police Chief Doug Willadsen:** No objections.
  - **Town Attorney Doug Weaver:** Ensure storage is not for commercial rental.
  - **Water Superintendent Rick Keck:** No issues.
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### Neighbor Comments:

No neighbor comments were received.

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### Analysis:

**Pros:**

1. **Increased Tourism:** The bed and breakfast facility could attract more visitors to Wheatland.
2. **Property Utilization:** The plan effectively utilizes an existing structure, preventing it from becoming derelict.
3. **Community Enhancement:** The operation could provide a unique lodging option, benefiting the local economy.

**Cons:**

1. **Traffic and Noise:** Increased traffic and potential noise could affect the neighborhood's residential character.
  2. **Aesthetic Impact:** The presence of a commercial operation in a residential district may not be visually appealing.
  3. **Property Value Concerns:** The introduction of a bed and breakfast facility might lead to concerns among neighbors about potential impacts on their property values.
- 

**Possible Stipulations for Consideration:**

1. **Limit on Units:** Only ten of the eighteen units on the second floor are to be used as a bed and breakfast.
  2. **Parking:** Adequate parking must be maintained for guests.
  3. **Aesthetic Maintenance:** The property must be maintained in a manner that is visually appealing and consistent with the neighborhood.
  4. **Storage Use:** Storage units must be for personal use and not rented out commercially.
- 

**Conclusion:**

The application for a Special Use Permit by Michael and Vicki Mickelsen appears to be well-considered and supported by multiple departments. With appropriate stipulations in place, approval of this request could provide significant benefits to the community while minimizing negative impacts on the surrounding residential area.

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**Attachments:**

1. Letter of Justification written by Michael and Vicki Mickelsen.
  2. Aerial View of Property
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**Requirements for Approval:**

Four members of the Planning and Zoning Commission must be present to form a quorum. A majority agreement, from a quorum of the Planning and Zoning Commission, for one of the five options below is required.

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**Planning and Zoning Commission Options:**

1. Approve the request as proposed.
2. Approve the request with stipulations recommended by the Planning Commission.
3. Postpone to a definite time, continuing the request to the next regularly scheduled meeting.
4. Postpone indefinitely, allowing it to be brought back as a new request at a future meeting.
5. Deny the request.

Failure to achieve a majority agreement of a quorum is an automatic continuance to the next regularly scheduled meeting at the expense of the Town of Wheatland. A motion fails due to a lack of a second or the result of a tie.

Platte County, Wyoming

52 16th Street

- 2022 Aerial Photography (in red, limited areas)
- Railroad
- US Highway/Interstate
- State Highway
- County Road
- Municipal Limits
- Bureau of Land Management
- Department of Defense
- Forest Service
- State of Wyoming
- Bureau of Reclamation



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100 ft

S WHEATLAND HWY

16TH ST

16TH ST

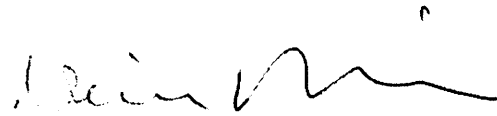
52

15TH ST



06/14/24

My husband, Mick Mickelsen and I are currently under contract to purchase the former Country Club Living building located at 52 16<sup>th</sup> Street in Wheatland. If our purchase is successful, it will become our permanent residence along with our daughter. The plan is to reconfigure the main floor into two apartments with a common living area where we will live. In time, we plan to turn the upper floor into ten bedrooms to be let as a bed and breakfast operation. There are currently 18 living areas on that floor but our plan at this time is to only rent ten. There are sixteen parking spaces in the parking lot that will easily accommodate guests with additional parking for us in the four garages.

A handwritten signature in black ink, appearing to read "Mick Mickelsen". The signature is written in a cursive style with a prominent flourish at the end.

**TOWN OF WHEATLAND  
ORDINANCE NO. ???**

**AN ORDINANCE TO UPDATE WHEATLAND MUNICIPAL CODE (WMC) 18.35.020(b), USES REQUIRING A SPECIAL USE PERMIT (SUP) IN A GENERAL BUSINESS DISTRICT (GB), (WMC) 18.40.020(a), ALLOWED USES IN A HIGHWAY BUSINESS DISTRICT (HB), (WMC) 18.40.020(b), USES REQUIRING A (SUP) IN A (HB), (WMC) 18.45.030(a), ALLOWED USES IN AN INDUSTRIAL DISTRICT (I), (WMC) 18.45.030(b), USES REQUIRING A (SUP) IN AN (I)**

**BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF WHEATLAND, WYOMING:**

1. New development code to be added to (WMC) 18.35.020(b), uses requiring a (SUP) in a (GB) as follows:

All other uses not mentioned in allowed uses or an allowed use declared by the building inspector and planner to be not in conformance with the purpose of this district due to peculiar circumstances require a special use permit as provided by (WMC) 18.95.010.

2. (WMC) 18.35.020(b)(1) is hereby repealed.
3. (WMC) 18.35.020(b)(2) is hereby repealed.
4. (WMC) 18.35.020(b)(3) is hereby repealed.
5. (WMC) 18.35.020(b)(4) is hereby repealed.
6. New development code to be added to (WMC) 18.40.020(a), allowed uses in a (HB) as follows:
  - a. All uses allowed in a General Business District.
  - b. Animal Clinics.
  - c. Arenas.
  - d. Auto repair shops, and auto body repair shops, with auto storage no longer than 14 days but not salvage.
  - e. Bus terminal.
  - f. Retail with outdoor storage.
  - g. Wholesale with outdoor storage.
  - h. Farm implement sales/service.
  - i. Frozen food lockers.
  - j. Commercial greenhouses.
  - k. Heavy equipment sales/service.
  - l. Commercial kennels.
  - m. Landscaping nurseries.
  - n. Lumberyard.
  - o. Mobile home sales/service.
  - p. Research labs or facilities.
  - q. Shopping centers.

- r. Assisted living/long term care.
- s. Clubs/lodges.
- t. Childcare center.
- u. Plumbing/welding/electrical supply shops.
- v. Warehouses.

7. (WMC) 18.40.020(a)(10) is hereby repealed.

8. New development code to be added to (WMC) 18.40.020(b), uses requiring a (SUP) in a (HB) as follows:

All other uses not mentioned in allowed uses or an allowed use declared by the building inspector and planner to be not in conformance with the purpose of this district due to peculiar circumstances require a special use permit as provided by (WMC) 18.95.010.

9. (WMC) 18.40.020(b)(1) is hereby repealed.

10. (WMC) 18.40.020(b)(2) is hereby repealed.

11. (WMC) 18.40.020(b)(3) is hereby repealed.

12. (WMC) 18.40.020(b)(4) is hereby repealed.

13. (WMC) 18.40.020(b)(5) is hereby repealed.

14. New development code to be added to (WMC) 18.45.030(a), allowed uses in an (I) as follows:

- a. All uses allowed in a General Business District and Highway Business District.
- b. Airport/heliport.
- c. Auto wrecker service with auto storage no longer than 30 days but not salvage.
- d. Bottling factory.
- e. Cement manufacturing.
- f. Concrete batch plant.
- g. Drilling rigs construction and assemble/service.
- h. Hot mix plant.
- i. Manufacturing assemblies.
- j. Mineral manufacturing.
- k. Oilfield/mining equipment sales/service.
- l. Pipe yard.
- m. Precast concrete manufacturing.
- n. Public utility and public service installation/accessory facility.
- o. Sawmill.
- p. Storage of non-flammable and non-corrosive bulk liquid.
- q. Storage company.
- r. Truck terminal.
- s. Wind generator.

15. WMC 18.45.030(b), uses requiring a (SUP) in a (I) will now read as follows:



All other uses not mentioned in allowed uses or an allowed use declared by the building inspector and planner to be not in conformance with the purpose of this district due to peculiar circumstances require a special use permit as provided by (WMC) 18.95.010.

Passed and approved this \_\_\_\_\_ day of October 2024, on first reading.

Passed and approved this \_\_\_\_\_ day of November 2024, on second reading.

Passed and approved this \_\_\_\_\_ day of December 2024, on third reading.

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Brandon Graves, Mayor

Attest:

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Candy Wright Clerk/Treasurer

**TOWN OF WHEATLAND  
ORDINANCE NO. ???**

**AN ORDINANCE REZONING MULTIPLE PROPERTIES IN THE TOWN OF  
WHEATLAND,  
MORE PARTICULARLY DESCRIBED BELOW**

**NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN  
OF WHEATLAND, WYOMING:**

The following described real properties:

PART OF THE SE4NE4, OF SECTION 14, TOWNSHIP 24 NORTH, RANGE 68 WEST, 609  
16<sup>th</sup> STREET, 705 16<sup>th</sup> STREET, 1659 WALNUT STREET, 1657 WALNUT STREET, 1653  
WALNUT STREET, 809 16<sup>th</sup> STREET, TOWN OF WHEATLAND, PLATTE COUNTY,  
WYOMING

PART OF THE NE4NE4, OF SECTION 14, TOWNSHIP 24 NORTH, RANGE 68 WEST, 1652  
WALNUT STREET, 1656 WALNUT STREET, 1003 16<sup>th</sup> STREET, 1851 OAK STREET,  
TOWN OF WHEATLAND, PLATTE COUNTY, WYOMING

PART OF THE NW4NW4, OF SECTION 22, TOWNSHIP 24 NORTH, RANGE 68 WEST,  
596 FERGUSON ROAD, TOWN OF WHEATLAND, PLATTE COUNTY, WYOMING

PART OF THE NW4NE4, OF SECTION 24, TOWNSHIP 24, RANGE 68 WEST, ROCK  
CREEK ESTATES, LOTS 6 AND 7, TOWN OF WHEATLAND, PLATTE COUNTY,  
WYOMING

**Be and the same is hereby re-zoned from Industrial District (I) to Highway Business  
District (HB) as set forth in Title 18 of the Wheatland Municipal Code.**

Passed and approved this \_\_\_\_\_ day of October 2024, on first reading.

Passed and approved this \_\_\_\_\_ day of November 2024, on second reading.

Passed and approved this \_\_\_\_\_ day of December 2024, on third reading.

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Brandon Graves, Mayor

Attest:

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Candy Wright Clerk/Treasurer



# Town of Wheatland Planning and Zoning Commission

Minutes – April 4<sup>th</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, April 4<sup>th</sup>, 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 16<sup>th</sup> 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 7<sup>th</sup>, 2024, Regular Meeting.

*A MOTION by Member Martin, with a second by Member Mitchell, to approve the March 7<sup>th</sup>, 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



# Town of Wheatland Planning and Zoning Commission

Minutes – June 6<sup>th</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, June 6<sup>th</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 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