



Town of Wheatland Board of Adjustment

Minutes – February 20th, 2024

Call to Order – Roll Call

The Town of Wheatland Board of Adjustment meeting was called to order at 7:00 p.m. on Tuesday, February 20th, 2024, by Chairman Daryl Tiltrum in the Town Hall Council Chambers.

Members Present: Chairman Daryl Tiltrum, Vice Chairman Clinton Butler, Member Justin Brennen, and Member Kimber Crawford

Members Absent: None

Staff Present: Building Inspector Walter Martin

General Citizen Comments

No citizen comments were taken.

Declaration of Conflicts of Interest

Chairman Tiltrum asked if there were any conflicts of interest in the matters to come before the Board. None were noted.

New Business

Application by Kirby Wilson for a variance to reduce a portion of the north side yard setback from fifteen feet to two feet in a Highway Business District, located at 1700 9th Street.

Building Inspector Martin went over the application as presented in the meeting packet prepared by Planner Dumont. Building Inspector Martin clarified the neighbor opposition was only verbal and no official statement was given to the Planning Department. Building Inspector Martin explained how having a building in this location is not in itself a violation of International Fire Code. Building Inspector Walter Martin stated the fuel tanks on the neighboring property are required to be fifty feet from the property line. Vice Chairman Butler asked how long the existing fuel tanks have been present. Building Inspector Martin explained when the fuel tanks were rebuilt is when the International Fire Code should have been applied. Member Brennen asked how far the fuel tanks are from the property line and Kirby Wilson stated six feet at most. Building Inspector Martin explained a possible stipulation of a risk assessment to Chairman Tiltrum. Kirby Wilson informed Member Brennan the size of the building will be thirty by sixteen feet. Kirby explained the history of the existing concrete pad and how he is not able to build the storage unit in the location he likes because of a Town of Wheatland water line which goes through his property. Kirby informed the Board of the location of the water line. The Board expressed if there is an emergent situation with the fuel tanks, it won't matter if the storage unit is two feet or fifteen feet away from the property line. Kirby stated he has no concerns with his storage unit being that close to fuel tanks. Building Inspector Martin stated there could be a stipulation for a fire mitigation wall installed. The Board confirmed none of the Department Heads had concerns with this request including the Chief of the Wheatland Fire Department. Kirby explained there will only be two doors on the new storage unit, both facing east. Chairman Tiltrum pontificated on how the Planning and Zoning Commission approved the special use permit for the placement of a storage building. Chairman Tiltrum stated with no more discussion he would entertain a motion.

Member Brennen motioned, with a second by Member Crawford, to approve the request as proposed.

Upon roll call the vote on the MOTION was:

YES: Vice Chairman Butler, Member Brennen, and Member Crawford

NO: None

MOTION DECLARED CARRIED

Approval of Minutes

Approval of Minutes – January 16th, 2024, Regular Meeting

Member Brennen motioned, with a second by Member Crawford, to approve the minutes from the January 16th, 2024, regular meeting.

Upon roll call the vote on the MOTION was:

YES: Vice Chairman Butler, Member Brennen, and Member Crawford

NO: None

MOTION DECLARED CARRIED

Board Discussion

The Board had nothing further to discuss.

Adjournment

The meeting was adjourned at 7:21 p.m.

Approve:

Attest:

Board of Adjustment Chairman

Town of Wheatland Planner