



Town of Wheatland Planning and Zoning Commission

Minutes – September 5th, 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, September 5th, 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, and Member Alyssa Martin.

Members Absent: Member Phathom Holt and Member Windom.

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 an Allowed Sign Permit in a Highway Business District, located at 1154 South Street by Al Amaya:

Al Amaya applied for a sign permit to erect a 4x4 foot, non-illuminated, free-standing sign supported by two 6'x6'x8" wooden posts, to be placed at 1154 South Street, Wheatland, WY, within a Highway Business District. The sign is intended to advertise "The Shed Guy" business.

Planner Douglas Dumont explained that the sign meets the classification of an "allowed sign" under Wheatland Municipal Code (WMC) 18.90.050, which means it does not require the full application process but must be reviewed by the Planning and Zoning Commission to ensure there are no outlier issues that would make it unsuitable.

Planner Dumont recommended approval of the sign permit, provided that the sign remains 10 feet from the property lines and 5 feet from public rights-of-way as required by code. The Commission unanimously approved the sign permit with the proposed stipulations.

A MOTION by Member Michell, with a second by Member Holst, to approve the request with proposed stipulations.

Upon roll call the vote on the MOTION was:

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

NO: None.

MOTION DECLARED CARRIED

Application for a Special Use Permit in a Residential District, located at 1001 14th Street, by Timothy Doty:

Timothy Doty applied for a Special Use Permit (SUP) to increase the number of storage units at 1001 14th Street from 15 to 25 and add two rental apartment units. The property, formerly Hobo's Closet or Westside Shop Mart, is in a Residential District, and the expansion of storage units and addition of residential units requires a SUP under WMC 18.75.020.

Doty plans to renovate the existing building to accommodate the storage units and apartments. The proposed project includes converting the upper floor into a residential apartment, while the ground floor will continue to serve as storage and have an additional apartment. The addition of the two apartments is intended to make better use of the building and provide housing in the area.

The Commission approved the Special Use Permit with the stipulation that each apartment must have two exits, as required by safety codes. Additionally, the number of storage units is capped at 25, and any future expansions would require a new application.

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

Upon roll call the vote on the MOTION was:

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

NO: None.

MOTION DECLARED CARRIED

Review of Wheatland Municipal Code 2024 Draft – General Business District, Highway Business District, Industrial District and a Rezone of certain Industrial Districts to Highway Business District:

The Commission proposed revisions to the list of allowed uses in the Highway Business District to ensure clarity and remove ambiguities, particularly regarding businesses that may store vehicles or equipment on their premises.

- Previous Text: Auto repair shops and auto body repair shops with auto storage no longer than 14 days but not salvage.
- Revised Text: Auto repair shops and auto body repair shops with auto storage no longer than 14 days but nothing destined for junk or salvage.

The Commission also considered updates to the Industrial District's allowed uses. Several activities deemed no longer appropriate or relevant for the community's vision of industrial growth were removed from the list of permitted uses:

- Removed Uses: Auto wrecker services, concrete batch plants, and hot mix plants.

The terminology for wind power facilities was updated in the Industrial District's zoning regulations.

- Previous Text: Wind generator.
- Revised Text: Wind generator storage facility.

The Commission reviewed a proposed rezone ordinance and determined that 1652 Walnut Street was mistakenly included in the draft. Upon further examination, it was confirmed that the property is already zoned residential and therefore does not require rezoning.

A MOTION by Member Martin, with a second by Member Holst, to approve the Draft Version of the 2024 Ordinance Change and Rezone.

Upon roll call the vote on the MOTION was:

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

NO: None.

MOTION DECLARED CARRIED

Approval of Minutes

Approval of minutes from the August 1st, 2024, Regular Meeting:

A MOTION by Member Mitchell, with a second by Vice Chairman Chesser, to approve the August 1st, 2024, Regular Meeting minutes.

Upon roll call the vote on the MOTION was:

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

NO: None.

MOTION DECLARED CARRIED

Commission Discussion

It was noted that no new applications had been received for the October session. The Commission also discussed ongoing follow-up regarding unresolved property issues related to lot ownership and responsibilities concerning Best Western, located at 1809 16th Street, aiming to clarify ownership and address any outstanding concerns.

Adjournment

Chairman Becker adjourned the meeting at 6:26 pm.

Approve:

Attest:

Planning & Zoning Commission Chairman

Town Planner