



# Town of Wheatland Planning and Zoning Commission

Minutes – November 7th, 2024

## Call to Order – Roll Call – Pledge of Allegiance

The meeting was called to order at 6:00 p.m. in the Town Hall Council Chambers by Chairman Clay Becker.

### Members Present:

- Chairman Clay Becker
- Vice Chairman Randy Chesser (arrived shortly after roll call)
- Member Pat Mitchell
- Member Mike Holst
- Alternate Member LaRon Eller
- Member Jarvis Windom

### Staff Present:

- Planner Douglas Dumont
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## Citizen Comments

Chairman Becker introduced an email from Tiffany Lange, expressing concerns about recent Planning and Zoning policy changes. No additional citizen comments were made.

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## Declaration of Conflicts of Interest

Chairman Becker asked if any members had conflicts of interest; none were noted.

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## New Business

### 1. Review of Board of Adjustment Changes: Vehicle Storage Limit

Planner Dumont reviewed the proposal to increase the vehicle storage limit for auto repair shops in the Highway Business District from 14 days to 30 days. This change was recommended by the Board of Adjustment due to part delivery delays affecting local repair shops, acknowledging that the original 14-day limit created challenges under current supply chain constraints. The proposal aims to prevent repair shops from resembling junkyards, while providing the flexibility needed by local businesses.

### Discussion Highlights:

- Member Windom raised questions about wording and whether any further modifications to the draft were necessary.
- Members discussed the enforcement approach, agreeing that a 30-day limit serves as a reasonable guideline without over-burdening businesses.
- Members emphasized that Planning and Zoning's role is advisory rather than enforcement, with enforcement primarily handled by town inspectors.

### Motion:

- A motion to approve the change from 14 to 30 days for vehicle storage in repair shops was made by Member Mitchell and seconded by Alternate Member Eller.
- **Vote:** Motion carried unanimously.

### 2. 2025 Planning and Zoning Commission Appointments

Planner Dumont confirmed the need to fill two upcoming vacancies as Chairman Becker's term will end in December and two other members have stepped down. Alternate Member Eller and Member Mitchell expressed willingness to continue for the 2025 term.

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**Approval of Minutes from September 5, 2024**

Member Holst moved to approve the minutes from the September 5, 2024, meeting, with Member Windom seconding. The motion was carried unanimously.

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**Commission Discussion**

Planner Dumont provided updates on ongoing enforcement letters regarding zoning violations. He also announced that no new applications had been submitted for the December meeting. As this may be Chairman Becker’s last meeting, it was noted that members may not need to convene in December unless additional items arise.

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**Adjournment**

The meeting was adjourned at 6:15 p.m.

Approve:

Attest:

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Planning & Zoning Commission Chairman

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Town Planner