

PLATTE COUNTY

PLANNING AND ZONING

FEBRUARY 20, 2002

The Platte County Planning & Zoning board met on the above date at 7:00 P.M. in the Platte County Courtroom. The following board members were present: Chairman Jay Collins; Board Members, Bill Klein, Marty Shepard, Tina Willis and Doug Frederick. Interim Director, Kenneth Kennedy, Clerk of the Board, Glenda Gray, County Attorney, Eric Alden and the Board of Commissioners were also in attendance.

The public hearing for the abandonment of a public road in the Dwyer Subdivision was called to order by Chairman Jay Collins. Mary I. Clark filed a Vacation Plat for abandonment of all of Second Street, beginning at Galena Avenue heading North to the Railroad Tracks, located in Section 12, Township 26 North, Range 68 West, Dwyer Subdivision, Platte County, Wyoming. Director Kenneth Kennedy and staff gave a "Do Pass" recommendation to the Planning Board. This land would revert to the adjoining property owner, Mary Clark. Property owner Rose M. Schmidt was in attendance and asked for a clarification on the Easement. Mr. Kennedy stated that there would not be a problem of access for any property owners if this portion of road were abandoned. A motion was made by Marty to recommend the abandonment of Second Street, as noted in the application, to the Board of Commissioners. Bill seconded the motion. The motion was passed by the board. This public hearing was closed at approximately 7:15 P.M.

Correspondence was read from Mr. Chuck Frederick and Mr. Doug Frederick requesting an extension for filing of the Final Plat for the T/ Subdivision to the end of June, 2002. A motion was made by Tina to extend the final plat filing date as requested by the Frederick Brothers. Marty seconded the motion. The motion passed by the board with Doug abstaining from voting.

The public hearing for the cattle feed operation expansion was called to order by Chairman Jay Collins at 7:30 P.M. Marty Shepard dba as 4-S Cattle Company filed an application for a Special Development Permit to enlarge cattle feeding operations on property located in part of the SE1/4 of Section 6, Township 24 North, Range 67 West and lies NE of Wheatland, Platte County, Wyoming. Present land use classification is Class V Agriculture. Director Kenneth Kennedy and staff gave a "Do Pass" recommendation to the Planning Board. The land use remains agriculture, and locally grown feed could be utilized benefiting other farmers. The disadvantage would be possible offensive odors at times. Mrs. Dorothy Lockwood spoke of her concerns on the offensive odors and flies. Mr. Shepard said that he is working with the NRCS on a manure management plan and would use Best Management Practices in his operation. Mr. Joe Geringer read a statement in support of the feed producers in the area, who could market their product in closer proximity of their farms, hence being able to have a larger profit margin. Also speaking in support of small family farms, Mr. Gregor Goertz said that Marty's operation fits into this niche and should be encouraged. Kenneth said that Marty has his NPDES permit from DEQ and there requirement for an enlargement is approval from the County level. Bill made a motion to refer a "Do Pass" recommendation to the Board of Commissioners

to approve the application for a cattle feeding expansion. Tina seconded the motion. The motion passed with Marty abstaining from the vote.

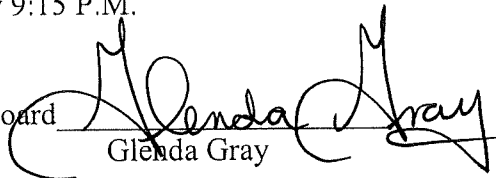
Jane Carlson, Emergency Management Director, gave a presentation on the Platte County Mitigation Plan. The plan was prepared in accordance with the Disaster Mitigation Act of 2000 and must be completed and adopted by June, 2002. Jane asked the planning board to submit any contributing information or mitigation measures that would benefit this plan. She also asked that the planning board write a letter of support for the mitigation plan. She would like to come back in May to present her final draft.

County Attorney, Eric Alden gave an overview of the subdivision change in the Wyoming Statute. The planning board needs to adopt a rule that would allow some type of acreage divisions. The amendments that Park and Lincoln County's have adopted were passed out for the board to read. Eric will draft some wording for two or three variations, one of which would be a geographical boundary, and another requirement could be adjacent to a public maintained road. The board will meet on March 13, 2002 to formally adopt an amendment that would be passed on to the Board of Commissioners for their adoption.

A motion was made by Tina to nominate Jay Collins as the Chairman and to cease nominations. Marty seconded the motion. The motion passed with Jay abstaining from the vote.

There being no further business to come before the Board, the meeting adjourned at approximately 9:15 P.M.

Clerk of the Board


Glenda Gray