

PLATTE COUNTY

PLANNING AND ZONING

MAY 16, 2002

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

The preliminary hearing for the rezoning of property from Class V Agriculture to Class III Commercial located in the NW1/4NW1/4 of Section 12, Township 24 North, Range 68 West and lies adjacent to the present corporate limits of the Town of Wheatland, Wyoming, of approximately 24 acres was presented to the Planning Board. Mr. Kennedy gave a staff report stating that the advantages were that this piece of property should be classed commercial for future business development on the north side of Wheatland. He stated that there were no disadvantages and recommended a "Do Pass". Applicant Don Sherard said that he has had several conversations with the City on the rezoning and eventual annexing of property into the city limits. There were no persons in attendance to oppose the rezoning. A motion was made by Marty and seconded by Bill to approve the rezoning and recommend to the Board of Commissioners a "Do Pass". The Board of Commissioners will hear this application at 10:00 A.M. on May 21, 2002.

A Declaration of Exemption from Subdivision Requirements for a Merger of Adjacent Parcels was presented to the Planning Board for approval. This exemption qualifies under Part I - Amendments of Chapter II, Definitions, Section D, Subsection vii; which states "A division that is created by boundary line adjustments where the parcel subject of the sale or other disposition is adjacent to and merged with other land owned by the grantee."

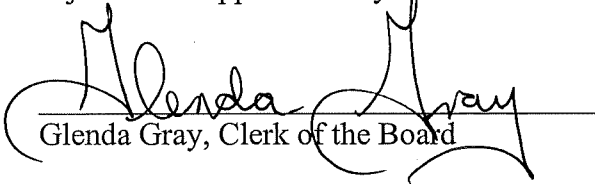
A Warranty Deed from Esther Edler, Darlene Alexander, Alta Scott and B.J. Maston; Grantors to Robert McClain and Russell McClain; Grantees on property located in part of the SW1/4SE1/4 of Section 35, Township 25 North, Range 68 West of the 6th P.M., Platte County, Wyoming, and merges property presently owned by the Grantees was presented. A motion was made by Bill and seconded by Marty to approve the Merger of Adjacent Parcels contingent upon obtaining the signature of Russell McClain on the appropriate forms. The motion passed.

A Warranty Deed from Esther Locke Edler, Alta Locke Scott, Darlene Locke Alexander and B.J. Maston; Grantors to Dennis McClain and Tabitha McClain; Grantees on property located in part of the SW1/4SE1/4 of Section 35, Township 25 North, Range 68 West of the 6th P.M., Platte County, Wyoming merges property presently owned by the Grantees was presented. A motion was made by Marty and seconded by Bill to approve the Merger of Adjacent Parcels. The motion passed.

A Simple Subdivision Permit to divide the remaining acreage of the Locke Estate into two parcels. One parcel being kept by the Mastons of 2 acres and one parcel being sold on Contract for Deed of 10 acres. The 10 acres being located in part of the S1/2SE1/4 of Section 35, Township 25 North, Range 68 West of the 6th P.M., Platte County, Wyoming. A staff recommendation by Kenneth was a "Do Pass" with an easement of record to access land. A motion was made by Marty and seconded by Bill to approve the Simple Subdivision Permit submitted by B.J. Maston and forward to the Board of Commissioners with a "Do Pass" recommendation. The motion passed.

A Simple Subdivision Permit to divide a parcel of land of 37 acres into a maximum of four separate parcels and a minimum of 5 acres per parcel was presented by Mr. Dave Yacco. This land is located in a part of the S1/2SW1/4 of Section 26, Township 24 North, Range 68 West of the 6th P.M., Platte County, Wyoming. The property is presently surrounded by other residential developments. Also, each parcel of land abuts a publicly maintained road. Mr. Kennedy gave a staff recommendation of "Do Pass" on the application. A motion was made by Bill and seconded by Marty to approve the Simple Subdivision Permit submitted by Mr. Yacco and forward to the Board of Commissioners with a "Do Pass" recommendation. The motion passed.

There being no further business before the Planning and Zoning Board, the meeting was adjourned at approximately 8:30 P.M.


Glenda Gray, Clerk of the Board