

## PLATTE COUNTY

### PLANNING & ZONING MEETING

JUNE 13, 2002

The Platte County Planning and Zoning Board was called to order at 7:00 P.M. by Chairman Jay Collins. Board members present was Marty Shepard, Bill Klein and Doug Frederick. Absent was Board Member Tina Willis. Also in attendance was Kenneth Kennedy, Interim Planning Director and Glenda Gray, Clerk of the Board.

The Board met to hear the application of James Greer dba YO Investments for a Mobile Home Subdivision. The property is presently zoned Class I Residential and will remain Class I Residential. The property is located in a portion of the SW1/4 of Section 19, Township 24 North, Range 67 West and lies 1/4 mile south and 1/2 mile east of the southeast corner of Wheatland city limits.

Director Kenneth Kennedy gave the staff report on the development. The advantages of the development is that it creates additional mobile home lots within the Wheatland area. This mobile home subdivision is adjacent to a mobile home subdivision which has been in existence for years. The disadvantages is that the mobile home subdivision will be adjacent to a residential subdivision. The staff recommends a "Do Pass" contingent on the applicant testing the wells which are not now being used. The test should quantify the amount of water the wells would pump if tied into the present system.

Mr. Kennedy also commented on the previous hearing held before the Planning & Zoning Board on April 10, 2002 and the Board of Commissioners on April 16, 2002 for a permit application to locate recreational vehicles and mobile homes on the same land. Concerns of the public at those hearings were the traffic of the recreational vehicles coming and going, the condition of the present mobile home park, and the concern for the water pressure and availability. Mr. Kennedy felt that with the new application for a mobile home subdivision, the concern of the traffic was not an issue. He felt that the condition of the mobile home park in YO Ranch was not the responsibility of Mr. Greer. These lots were sold prior to Mr. Greer having bought the development and the landowners and homeowners association are responsible for this area. Lastly, he felt that the concern for the water could be satisfied once the tests were performed.

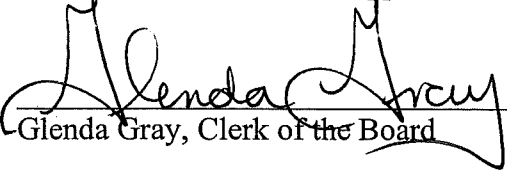
Mr. Greer presented his plan to the Commission showing the proposed layout of the subdivision. He commented on the water system and sewer system, covenants, and the street improvement district. He has not completed the covenants for this new area, but reported that they would be consistent with the covenants in the single family home section of YO Ranch.

Residents of the area were in attendance and offered comments. Enforcement of covenants, water, law enforcement, and quality of mobile homes allowed in the subdivision seemed to be the priority issues.

The P&Z Board commented that there was a considerable lack of communication between the homeowners and Mr. Greer. They felt that a lot of the problems and concerns can be dealt with by a concentrated effort on both parties to come together and work on the problems. They would also like to see Mr. Greer develop a subdivision that would be equitable to the housing area and that the neighborhood would be cosmetically appealing.

A motion was made by Bill Klein to forward a "Do Pass Recommendation" on to the Board of Commissioners with the stipulation that the water supply is proven and that the covenants stipulate the age of the mobile home and appearance. Doug Frederick seconded the motion. Discussion was made by Marty Shepard that the people in YO Ranch try to exhibit Tina's "Good Neighbor" policy. The question was called for and the motion passed with all four board members present voting in favor of the motion.

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

  
Glenda Gray, Clerk of the Board