

PLATTE COUNTY

PLANNING AND ZONING MEETING

SEPTEMBER 26, 2002

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

The first matter before the Board was a Simple Subdivision Permit application for Donna McGuire presented by Cindy Witt. This application is for land located in part of the SE1/4SW1/4 of Section 30, Township 25 North, Range 69 West, Platte County, Wyoming, and contains approximately 127.01 acres of land. The land is divided into four parcels as follows: Tract 1 is 40.00 acres, Tract 2 is 35.00 acres, Tract 3 is 35.00 acres, and Tract 4 is 17.019 acres. There is a recorded easement which covers the entire southern boundary of the property, however, this is not a publicly maintained road.

Attorney Eric Alden, felt that the land should be developed as a complete subdivision, which would require the landowner to build the road to county specifications. Mr. Kennedy commented that the county road map book indicates that this is a county road, but it is not a developed county road.

A motion was made by Bill Klein to recommend a "Do Pass" for the Simple Subdivision Permit to be forwarded on to the Board of Commissioners because it has public access. Marty Shepard seconded the motion and the motion carried unanimously.

A Certificate of Subdivision Exemption was presented to the Planning Board. This exemption falls into the Family Subdivision/Housing Version and is owned by Norma Douglass. This land is located in part of the N1/2S1/2 of Section 3, Township 24 North, Range 68 West, Platte County, Wyoming and contains 6.27 acres, more or less.

A motion was made by Marty Shepard and seconded by Tina Willis to forward a "Do Pass" recommendation to the Board of Commissioners. The motion passed.

A Certificate of Subdivision Exemption was presented to the Planning Board. This exemption also fall into the Family Subdivision/Housing Version and is owned by Jerry F. Payne, Gloria J. Payne and Jerry D. Payne. This land is located in part of the S1/2NE1/4SE1/4 of Section 21, Township 30 North, Range 68 West, Platte County, Wyoming and contains 10 acres more or less.

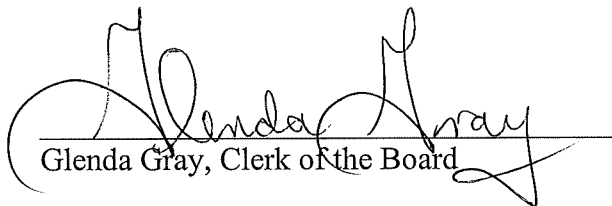
A motion was made by Marty Shepard and seconded by Tina Willis to forward a "Do Pass" recommendation to the Board of Commissioners. The motion passed.

A public hearing was advertised for property located in the NE1/4SW1/4 of Section 17, Township 24 North, Range 67 West, Platte County, Wyoming, and presently owned by Omegene Fertig. After the hearing was set, Realtor, Ellen Alley, discovered that this land had been set up on two separate deeds and all that the owner was requesting was a boundary line adjustment. After some clarification and discussion, a motion was made by Marty Shepard and seconded by Doug Frederick to forward a "Do Pass" recommendation to the Board of Commissioners to approve the Certificate of Subdivision Exemption - Boundary Line Adjustment. The motion passed.

A Simple Subdivision Permit application was submitted by Juan and Joni Reyes. The land is located in part of the SE1/4SW1/4SE1/4 of Section 9, Township 23 North, Range 68 West, Platte County, Wyoming. It is Mr. Reyes desire to divide a portion of land containing approximately 40 acres into a maximum of four separate parcels with a minimum of five acres for any single parcel. The property has a direct contiguous access to either Olson Road or Ayers Road. It is Mr. Reyes desire to deed five acres to his employee Ron and Christie Doty. The remaining 35 acres will remain irrigated farmland, however, with the simple subdivision permit, Mr. Reyes has the ability to split the land into three more parcels should he desire to do so at a future date.

A motion was made by Tina Willis and seconded by Doug Frederick to forward a "Do Pass" recommendation to the Board of Commissioners for the Reyes Simple Subdivision. The motion passed with four board members voting yes and one board member voting no.

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