

**PLATTE COUNTY**

**PLANNING AND ZONING MEETING**

**DECEMBER 5, 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 Bill Klein, Doug Frederick, and Aaron Madsen. Absent from the meeting was Marty Shepard. Also present was Interim Director, Kenneth Kennedy and Clerk of the Board, Glenda Gray.

A motion was made by Doug Frederick to nominate Bill Klein for the position of Chairman for the 2003 calendar year. Mr. Klein advised the board that he would be unable to hold the chairman position because of being chairman on another board and felt that holding two chairs would be too much. There was no second for the nomination and the motion died. A motion was made by Bill Klein to appoint Marty Shepard for the position as Chairman for the 2003 calendar year. The motion was seconded by Doug Frederick and was passed unanimously by the Board. A motion was made by Bill Klein to appoint Jay Collins as the vice chairman for the 2003 calendar year. The motion was seconded by Aaron Madsen and was passed unanimously.

Chairman Collins called the public hearing to order for the Norris Subdivision. The land is located in part of Lots 3 and 4, in Section 4, Township 24 North, Range 68 West of the 6th P.M., Platte County, Wyoming and is approximately 1.5 acres, more or less. Because of the 2001 Legislative changes to the Wyoming Real Estate Subdivision Act, it is necessary to bring this division of property into compliance as a full subdivision. The staff of the planning commission, recommends a "Do Pass" and waived most of the requirements because the piece of land is already developed. There were no comments from the public concerning this action.

A motion was made by Bill Klein to recommend a "Do Pass" on to the Board of Commissioners. The motion was seconded by Doug Frederick. There being no further discussion, the motion passed.

Chairman Collins called the public hearing to order to the Greer Subdivision. The land is located in part of Lot 4 (SW1/4 SW1/4) of Section 19, Township 24 North, Range 67 West of the 6th P.M., Platte County, Wyoming and is approximately 2.36 acres, more or less. Because of the 2001 Legislative changes to the Wyoming Real Estate Subdivision Act, it is necessary to bring this division of property into compliance as a full subdivision. The staff of the planning commission, recommends a "Do Pass" and waived most of the requirements because the utilities are already available for the property and the drainage is accommodated by the right of way on the county road.

Public comments from Mr. Don Hale, an adjoining landowner, were on his concern that the new property owners are aware that this piece of ground is adjacent to his industrial sawmill. Mr. Greer has advised all of the prospective buyers what is next to the property. Mr. Harold Sexton commented on the buffer zone between the sawmill and the existing YO Ranch

Subdivision. Mr. Hale and Mr. Greer both replied that this zone was established so the sawmill would not be able to encroach toward the subdivision and this 2.36 acres of land is zoned single family residential.

There being no further discussion, a motion was made by Bill Klein to recommend "Do Pass" to the Board of Commissioners. Aaron Madsen seconded the motion and passed by the Planning Board.

Mr. Kennedy informed Mr. Greer that 30"x 21 1/2" plat maps will have to be filed in the County Clerk's office for the two subdivisions when they have final approval.

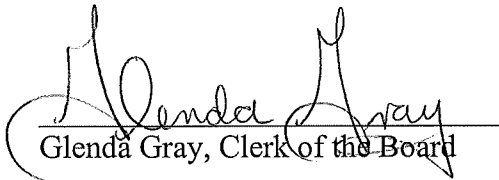
Chairman Collins called the public hearing to order on the special permit application from Fisher Sand & Gravel Company to operate a commercial gravel pit on property owned by vonForell Herefords and located in Section 11, Township 24 North, Range 67 West of the 6th P.M., Platte County, Wyoming. The applicant is applying to the State of Wyoming for a Small Mining Permit from the State of Wyoming Department of Environmental Quality. There will be no blasting and a dust suppressant will be added to the water to minimize dust in the air.

A motion was made by Doug Frederick to recommend "Do Pass" to the Board of Commissioners subject to all approval's necessary from the State of Wyoming. The motion was seconded by Bill Klein and passed by the Planning Board.

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

The next scheduled meeting will be on January 16, 2003 at 6:00 P.M.

Respectfully submitted:

  
Glenda Gray, Clerk of the Board