

PLATTE COUNTY



WYOMING

Planning & Zoning Commission

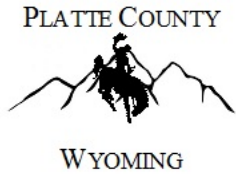
AGENDA

Wednesday, November 13, 2019 at 7:00 PM
Platte County Commissioners Chambers
800 9th Street, Wheatland, WY

-
- A. Call to Order - Roll Call
 - B. Approval of minutes from the previous meeting
 - C. Declaration of Conflicts of Interest
 - D. New Business
 - a. **Request:** A request to rezone 10 acres from Industrial zoning to Residential zoning
 - i. **Applicant:** Robert Jenkins
 - ii. **Location:** 10 Sawmill Road, Wheatland, Wyoming
 - iii. **Action:** To recommend approval or denial of the request
 - b. **Request:** A request for a Special Use Permit to park a 53' van trailer wrapped with decals for advertising on the east edge of the property facing I-25.
 - i. **Applicant:** Ron Lonneman on behalf of KAL R West LLC
 - ii. **Location:** acreage next to 51 Bluffview Road, Wheatland, Wyoming
 - iii. **Action:** To recommend approval or denial of the request
 - E. Board discussion (If any)
 - F. Adjournment

Next Planning & Zoning meeting: December 11, 2019 at 7:00 p.m.

****This agenda is not exclusive. Other business may be discussed as necessary****



Planning & Zoning

600 9th Street · Wheatland, WY 82201 · (307) 322-2962

PLATTE COUNTY PLANNING & ZONING COMMISSION
RECORD OF PROCEEDINGS
WEDNESDAY, AUGUST 14, 2019

Call to Order – Roll Call

The regular meeting of the Platte County Planning and Zoning Commission was called to order at 7:00 PM on Wednesday, August 14, 2019, by acting Chairman Commission Member Bob Brockman in the Platte County Commission Chambers.

Members Present: Bob Brockman, Sherry Warner, Bonnie Lockhart
Members Absent: Bill Klein, Marty Shepard
Staff Present: County Clerk Ervin, Joint Planner Clark

Approval of Minutes

Approval of Minutes – June 12, 2019

Motion by Commission Member Lockhart with a second by Commission Member Warner was made to approve the minutes of the previous June 12, 2019 meeting as presented.

Upon roll call the vote on the MOTION was:
YES: Brockman, Warner, Lockhart

MOTION DECLARED CARRIED

New Business

Request to Rezone from Agriculture to Industrial

A request to rezone approximately 48 acres from Agriculture zoning to Industrial zoning

County Clerk Ervin presented a request made by Croell, Inc to rezone approximately 48 acres from Agriculture zoning to Industrial zoning. The purpose of the request is to continue their concrete batch and wash plants and to operate a temporary hot mix asphalt plant on the site. County Clerk Ervin sited other hot mix asphalt plants currently operating within the county and noted their close proximity to established residential areas whereas Croell is over twice the distance from the nearest residence.

Dave Costigan, Manager for Croell, Inc., spoke in favor of the request.

Charlene Fahey spoke in opposition of the request.

County Clerk Ervin mentioned to the Commission Members that Mrs. Fahey had written a letter in opposition of the request and that it was one of the nicest letters that he had received over the years.

Motion by Commission Member Lockhart was seconded by Commission Member Warner, to recommend approval of the request to rezone approximately 48 acres from Agriculture zoning to Industrial zoning.

Upon roll call the vote on the MOTION was:
YES: Warner, Lockhart, Brockman

MOTION DECLARED CARRIED

Board Discussion

County Clerk Ervin introduced new Joint Planner Clark to the commission members.

Commission Members and County Clerk Ervin discussed the need for implementing standards/requirements for large acreage subdivisions within the county. County Clerk Ervin suggested that the Commission Members meet with Joint Planner Clark to discuss options related to large acreage subdivision standards and what if any requirements/stipulations should be included.

Joint Planner Clark confirmed that no items had been submitted for the September meeting and as of current there hadn't been any items submitted for the October meeting, but the submission deadline had not yet passed.


Commission Member Brockman adjourned the meeting at 7:36 PM.

Chairman Marty Shepard



Platte County Planning & Zoning

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MEETING DATE & TIME:	Platte County Planning & Zoning, Wednesday, November 13, 2019, 2019 at 7:00 PM Platte County Commissioners, Tuesday, November 19, 2019 at 10:00 AM
APPLICANT:	Robert Jenkins
REQUEST:	A request to rezone 10 acres from Industrial to Residential
JURISDICTION:	Platte County Planning & Zoning Commission, Platte County Commissioners
LOCATION AND AREA:	10 Acres <i>Legal address</i> – 10 Sawmill Road, Jenkins Subdivision of Section 20, Township 24 North, Range 67 West, Wheatland, Platte County Wyoming. 

PUBLIC NOTICE:	October 3, 2019, Platte County Record Times
SUMMARY:	Passage of this would rezone 10 acres from Industrial zoning to Residential zoning.

Background and Proposal Details:

The parcel in question is a 10-acre parcel. Tract 1 and Tract 2 of Jenkins Subdivision make up these 10 acres. Robert Jenkins is the owner of both tracts. Tract 1 deed was recorded in Book 525 on Page 972. Tract 2 deed was recorded in Book 529 on Page 302. Jenkins Subdivision was approved and recorded on December 21, 2011 in Book 2 on Page 279. This should hold no bearing on this request.

Robert Jenkins is requesting to rezone 10-acres from an Industrial zoning district to a Residential zoning district. The purpose for the request is to be able to continue residential use of his property and eventually be able to sell his residence.

Analysis:

The request makes sense and should be granted. The property in question has been utilized as a residential residence, with a single family dwelling, for a number of years. The property is boarded by both a Residential zoning district and an Agricultural zoning district. Rezoning to either Residential or Agricultural zoning would allow Mr. Jenkins' to continue to residential use of his property, sell his residence in the future, and would conform to zoning standards.



Neighbor Comments:

None received.

Agency Comments:

County Attorney Weaver: No real issue.

Staff Recommendations:

This office believes that Robert Jenkins' request should be granted.

Planning & Zoning Commission's Options:

In reviewing requests for this Rezone request, the Planning and Zoning Commission may:

- (1) Approve the as proposed,
- (2) Approve with conditions,
- (3) Continue to a future meeting of the board until further review has been done, or
- (4) Deny the request (with or without prejudice).

** Failure to achieve a quorum results in an automatic continuance to the next regularly scheduled meeting, and a motion fails due to the lack of a second.

Attachments:

Exhibits:

1. Aerial view
2. Applicant's letter of intent
3. Jenkins Subdivision

Appendix:

1. Notice of Hearing, available upon request
2. Neighbor letter & Neighbor list, available upon request
3. Routing Letter, available upon request
4. Agency input, available upon request

#1: Aerial View:



#2: Applicant's letter of intent:

To The Platte Co. Planning & Zoning Board
To whom it may concern.

My Name is Robert F. Jenkins I own a 74 acre
property at 10 Sawmill Rd Platte Co. Wheatland Wyo

I Have owned this property since April 1980
I Am 78 years old I can no longer maintain this
property. I would like to sell it.

But it is currently zoned industrial
most buyers will not be interested in industrial
property to be used as Residential Prop.

There has not been a business on this
property since 2004.

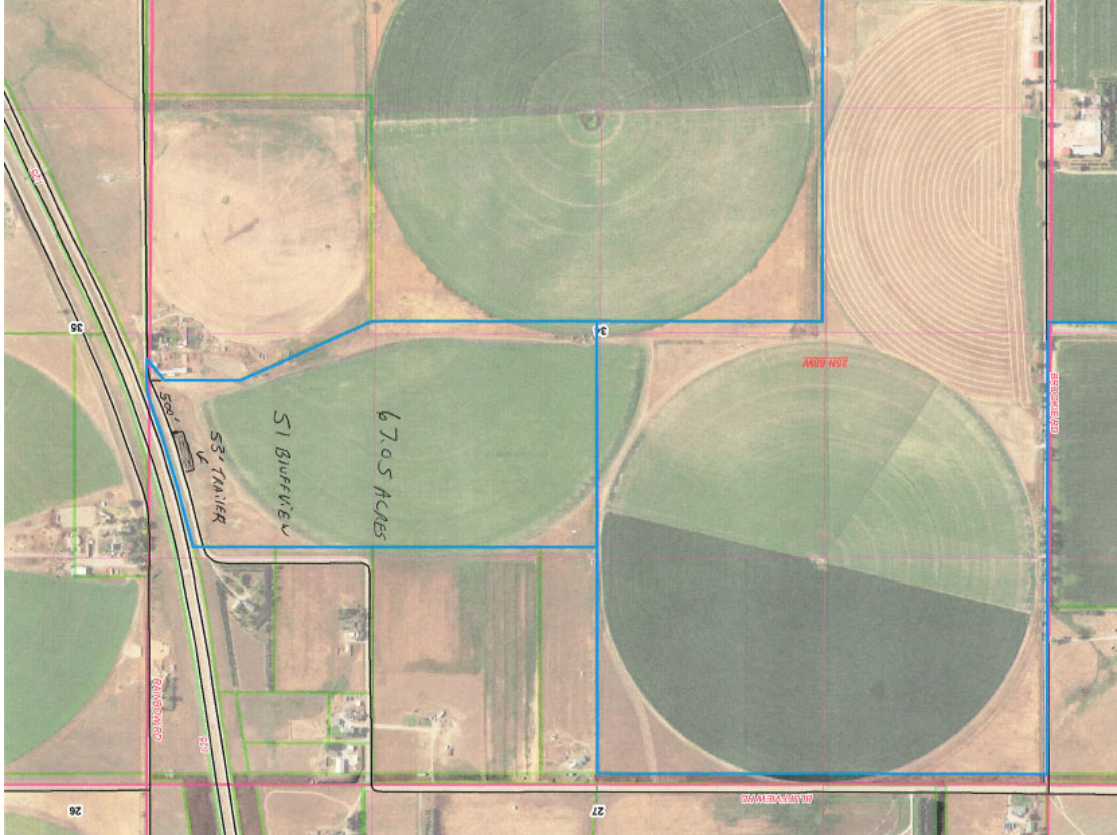
I Have a young couple wanting to buy this
property, as soon as it is rezoned.

Respectfully yours
Robert F. Jenkins
Robert F. Jenkins



Platte County Planning & Zoning

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MEETING DATE & TIME:	Platte County Planning & Zoning, Wednesday, November 13, 2019, 2019 at 7:00 PM Platte County Commissioners, Tuesday, November 19, 2019 at 10:00 AM
APPLICANT:	Ron Lonneman on behalf of KAL R West LLC
REQUEST:	Special Use Permit to park a 53' van trailer wrapped with decals on the edge of acreage facing I25
JURISDICTION:	Platte County Planning & Zoning Commission, Platte County Commissioners, State of Wyoming Department of Transportation
LOCATION AND AREA:	67 Acres next to 51 Bluffview Road <i>Legal address</i> – acreage next to 51 Bluffview Road, SW1/4NE1/4 (40 acres) SE1/4NE1/4 (27.05 acres) Section 34, Township 25 North, Range 68 West, Wheatland, Platte County Wyoming. 
PUBLIC NOTICE:	October 3, 2019, Platte County Record Times
SUMMARY:	Passage of this would allow advertising along I-25.

Background and Proposal Details:

The approximately 67 acre property is located within an Agricultural zoning district and is currently being utilized in an agricultural capacity. The purpose of this application is to advertise for a commercial business within an Agricultural zoning district.

In addition to applying for a Special Use Permit with Platte County, Mr. Lonneman on behalf of KAL R West LLC, is required to apply for an Outdoor Advertising Permit through the Wyoming Department of Transportation. All advertising visible from the main-traveled way of the interstate or primary highway is required to obtain an Outdoor Advertising Permit through WYDOT. If Mr. Lonneman on behalf of KAL R West LLC, is approved for the Outdoor Advertising Permit through WYDOT; the permit would initially be good for 3 years and reviewed for renewal on the fourth year.

In addition; the advertisement would need to comply with the Highway Beautification Act of 1965. If the signage does not comply with the regulations within the Highway Beautification Act; Federal Aid Highway funds have the potential to be impacted.

Neighbor Comments:

Art Parker & Kay Pope: I don't have a problem with the above but I'm wondering why this doesn't go through Cheyenne? I ask as we have a semi trailer bed behind our barn, at 51 Bluffview Rd., that we use to have advertisements on – and along the backside of our barn. We were told by Cheyenne that we had to take the signs down due to the "Eleanor Roosevelt hiway beautification law" – or something to that affect. We were told that no signage was allowed (unless grandfathered in) within so many feet of the highway.

Agency Comments:

County Attorney Weaver: Does it meet set backs? Line of sight issues?

WYDOT Ken Dejersey: Mr. Lonneman's/KAL R Wests, LLC's Outdoor Advertising Permit will be denied as they are not allowed to grant any advertising outside of Commercial or Industrial zoning districts along the interstate. If they were to grant advertising outside of Commercial or Industrial zoning districts it would result in a reduction of federal highway funding.

Analysis:

Due to the State of Wyoming Department of Transportation stating that the Outdoor Advertising Permit for Mr. Lonneman on behalf of KAL R West LLC would be denied; we should support the State's decision and also disapprove this Special Use Permit to comply with the Highway Beautification Act and not jeopardize any federal funding.

If Mr. Lonneman would like to advertise in the Wheatland area; there are several Commercial and Industrial zoning district locations located along I-25 that could pose as viable alternative advertising locations.

Staff Recommendations:

This office believes that Mr. Lonneman's request on behalf of KAL R West LLC should be disapproved.

Planning & Zoning Commission's Options:

In reviewing requests for this Rezone request, the Planning and Zoning Commission may:

- (1) Approve the as proposed,
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- (4) Deny the request (with or without prejudice).

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5. Agency comments, available upon request

#1: Aerial View:



#2: Applicant's letter of intent:

September 19, 2019

RE: 51 Bluffview Rd. Wheatland, WY

To Whom it may concern,

I, Kay Lonneman Managing Partner of KAL R WEST LLC grant permission to Ron Lonneman of Ron's Equipment Co. Inc. to park a 53 foot semi trailer @ 51 Bluffview Rd. near Wheatland, Wyoming. This trailer will be parked at the east end of the property near Bluffview Rd and used for the purpose of advertising farm equipment

There will be no expiration of this permission as long as Ron and Kay Lonneman remain owners of the land

Regards,

Kay Lonneman

A handwritten signature in black ink, appearing to read 'Kay Lonneman', with a long horizontal flourish extending to the right.

KAL R WEST LLC