



600 9<sup>th</sup> Street · Wheatland, WY 82201 · (307) 322-2962

PLATTE COUNTY PLANNING & ZONING COMMISSION  
RECORD OF PROCEEDINGS  
MARCH 8, 2022

**Call to Order – Roll Call**

The regular meeting of the Platte County Planning and Zoning Commission was called to order at 6:08 PM on Tuesday, March 8, 2022, by Chairman Shepard in the Wheatland Town Council Chambers.

Members Present: Chairman Shepard, Commission Member Lockhart, Commission Member Brockman, Commission Member Tiltrum, Vice Chairman Klein

Members Absent: none

Staff Present: Planning Director Clark

**Citizen Comments**

Chairman Shepard asked if there were any citizen comments for items not on tonight's agenda.

**Declaration of Conflicts of Interest**

Chairman Shepard asked if any of the Commission Members had any conflicts of interest to declare.

None noted.

**New Business**

Request for a Simple Subdivision located in Section 4, Township 24 North, Range 68 West

Planner Clark noted Willis Williams purchased 270+ acres in Section 4, Township 23 North, Range 68 West, Wheatland, Wyoming from Dale Van Loo with the agreement that the portion of the property where Mr. Van Loo's house is located, approximately 8-acres, be divided off and deed back to Mr. Van Loo. No neighbor comments were received and the comment received from the Wheatland Irrigation District has been forwarded to the surveyor. Mr. Williams request for a Simple Subdivision to divide off one approximately 8-acre tract meets the requirements for a simple subdivision. Per the Ranching, Agriculture, and Mining (RAM) District regulations having a minimum lot area of 10-acres, if approved, this approximately 8-acre parcel will be zoned Class I Single-Family Residential Classification. This zoning makes sense as the parcels across Grange to the west located around Wheatland Reservoir #1 are also zoned Class I Single-Family Residential Classification. Mr. Van Loo's residence would retain the 661 Grange Road address. Grange Road is classified by Road and Bridge as a category 1 and 2 road. The section of Grange Road that this division is being requested is within Category 1, meaning paved road with high traffic volume. High priority for signage, repairs, and snow removal. Also, would be priority for any future improvement. Wheatland Irrigation District approved Option 2 of Water Plan Approval for Subdividers. If approved; per Platte County Rules and Regulations, Mr. Williams shall, within one year, submit the

final plat to the Planning and Zoning Commission and the Board of County Commissioners for review and approval.

Commission Member Tiltrum motioned, second by Commission Member Brockman to approve Mr. Williams request for a Simple Subdivision to create one approximately eight acre parcel to be zoned Residential.

Upon roll call the vote on the MOTION was:

YES: Commission Member Lockhart, Commission Member Brockman, Commission Member Tiltrum, Vice Chairman Klein

NO: none

MOTION DECLARED CARRIED

### Approval of Minutes

#### Approval of Minutes – February 8, 2022

Motion by Commission Member Brockman with a second by Vice Chairman Klein was made to approve the minutes of the previous February 8, 2022, meeting as presented.

Upon roll call the vote on the MOTION was:

YES: Commission Member Lockhart, Commission Member Brockman, Commission Member Tiltrum, Vice Chairman Klein

NO: none

MOTION DECLARED CARRIED

### Board Discussion


Planner Clark noted that there will be an April meeting with two simple subdivisions on the agenda.

Chairman Shepard adjourned the meeting at 6:07 PM.

Approve:

  
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Chairman Planning & Zoning Commission

Attest:

  
\_\_\_\_\_  
Planning Director Clark