



Planning & Zoning

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

PLATTE COUNTY PLANNING & ZONING COMMISSION
RECORD OF PROCEEDINGS
WEDNESDAY, NOVEMBER 13, 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, November 13, 2019, by Chairman Shepard in the Platte County Commission Chambers.

Members Present: Chairman Shepard, Commission Member Warner, Commission Member Lockhart

Members Absent: Commission Member Klein, Commission Member Brockman

Staff Present: Joint Planner Clark

Approval of Minutes

Approval of Minutes – August 14, 2019

Motion by Commission Member Lockhart with a second by Commission Member Warner was made to approve the minutes of the previous August 14, 2019 meeting as presented.

Upon roll call the vote on the MOTION was:

YES: Shepard, Warner, Lockhart

MOTION DECLARED CARRIED

New Business

Request to Rezone from Industrial to Residential

A request to rezone 10 acres from Industrial zoning to Residential zoning

Joint Planner Clark presented a request made by Robert Jenkins to rezone 10 acres from Industrial zoning to Residential zoning. The purpose of the request is to continue residential use of his property located at 10 Sawmill Road. Joint Planner Clark noted that the property is bordered to the west by residential and to the east by agriculture. Rezoning these 10 acres makes sense and cleans up zoning in the area.

Robert Jenkins spoke in favor of the request.

None spoke in opposition of the request.

Joint Planner Clark provided the Commission Members in attendance with an email in support of the request from Commission Member Klein.

Motion by Commission Member Warner was seconded by Commission Member Lockhart, to recommend approval of the request to rezone 10 acres from Industrial zoning to Residential zoning.

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

MOTION DECLARED CARRIED

Request for a Special Use Permit

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 located next to 51 Bluffview Road, Wheatland, Wyoming.

Joint Planner Clark stated that Mr. Lonneman had called and stated he would be emailing a formal notice to withdraw the application, but an email was not received. In anticipation of a denial for the Special Use Permit, Mr. Lonneman stated that himself and his wife still plan on purchasing the trailer in the company name, plating it in Platte County, and parking it along their east fence line. If they were to go this route, the trailer would be registered farm/ranch equipment parked on farm/ranch property. Any relation to the advertising on the trailer would then fall under state jurisdiction.

Commission Member Shepard stated that they are in a way circumventing the system and noted that neighbors Parker and Pope had previously had advertising on their property and the state required them to take the sign down.

Mr. Lonneman was not in attendance. None spoke in favor of or in opposition of the request.

Since a formal withdrawal was not received a motion was made by Commission Member Lockhart to deny the 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 located next to 51 Bluffview Road, Wheatland, Wyoming and seconded by Commission Member Warner.

Upon roll call the vote on the MOTION was:
YES TO DENY: Warner, Lockhart, Shepard

MOTION DECLARED DISAPPROVED

Board Discussion

Commission Members and Joint Planner Clark discussed the need for a review of the fee schedule and what would be the best way to go about collecting fees that exceed the application fee.

Commission Members and Joint Planner Clark discussed the upcoming NextEra Energy meeting with Goshen County Planning and Zoning. Joint Planner Clark provided the commission members



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with the agenda for the meeting as well as a copy of the Goshen County Wind Siting Regulations. Noting a few definitions that are more inclusive that Platte County may want to consider adding into the Platte County regulations.

Commission Members voiced a concern for lack of manpower to enforce the requirement for permits before work on projects begins. Having a Joint Code Enforcement position with the Town of Wheatland was brought up as an option. The need for adding clarification of enforcement procedures to the enforcement section of the Platte County Zoning Rules and Regulations to give a better understanding of what is required of the County Attorney and what the County Attorney needs from the Planning Department to complete the prosecution of violations was also discussed.

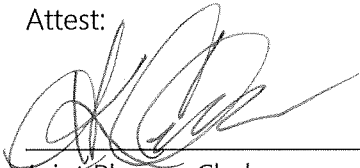
Chairman Shepard adjourned the meeting at 7:45 PM.

Approve:



Chairman Planning & Zoning Commission

Attest:



Joint Planner Clark