



Planning & Zoning

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

PLATTE COUNTY PLANNING & ZONING COMMISSION
RECORD OF PROCEEDINGS
TUESDAY, JANUARY 12, 2021

Call to Order – Roll Call

The regular meeting of the Platte County Planning and Zoning Commission was called to order at 6:00 PM on Tuesday, January 12, 2021, by Chairman Shepard in the Platte County Commission Chambers.

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

Members Absent: none

Staff Present: Planner Clark

Citizen Comments

Jeanie Joelson and Kenneth Banhowton in relation to 208 N Yellowstone Glendo WY – Jean Allred out of Cheyenne instructed us to come to the county planning and zoning for assistance with our buildings located at 208 N Yellowstone in Glendo, Wyoming. We are trying to improve the building and make it beautiful and it would be good for Glendo. We hired a structural engineer out of Laramie that put together a report showing that the building is structurally sound. We have City Electric out of Casper ready to go to bring the electrical up to the current code.

Chairman Shepard asked Planner Clark if there was anything that planning and zoning could assist with on this project.

Planner Clark noted the Town of Glendo confirmed that this location has been condemned by the District Court and therefore the owners would need to pursue a civil appeal with the District Court and then obtain a building permits through the Town of Glendo as Platte County cannot issue Building Certificates within town limits.

Ms. Joelson noted hiring a plumbing company to bring the plumbing up to the current code and contacted the Town of Glendo to inspect the plumbing before turning the water service back on. The Town of Glendo refused to turn the water service back on and Town of Glendo Attorney Jones told them that they will be taking the building. Glendo wants the property, because it is worth a lot of money. We put up a really nice sign and the Town of Glendo cut it down; I had Sheriff Harris come and look at it and he stated that he couldn't believe the town did that.

Ms. Joelson read a letter that was given to her by her then attorney Drew Perkins with Perkins Law that stated he had requested public notices in relation to the condemnation of the property, but they had not been supplied. Ms. Joelson continued that it has been hard to find an attorney that will help in this matter due to the reach of Town of Glendo Attorney Jones.

Commission Member Lockhart provided some background history on the building.

Commission Members recommended that Ms. Joelson and Mr. Banhowton pursue hiring an attorney out of the area to have the district court's ruling of condemnation overturned and then obtain the proper building permit through the Town of Glendo.

Declaration of Conflicts of Interest

Chairman Shepard asked if any of the Commission Members had conflicts of interest to declare. None noted.

New Business

Request for a Simple Subdivision to divide approximately 16.5 acres off 38.9 acres

Planner Clark noted Mr. Tinsley has applied for a Subdivision to divide approximately 38.9 acres into 23 parcels; located just west of Guernsey town limits and north of US Highway 26, part of the NE4NE4, part of the NE4SE4, Section 34, T27N, R66W, Platte County, Wyoming.

Upon working with Lingle REA to provide electrical services to the proposed development it was discovered that separating the proposed subdivision into two sections would save a substantial amount of money. Thus, prompting the decision to create a Simple Subdivision on the north portion of the property while keeping the already approved Subdivision on the south portion of the property.

When it comes time for the final plat, if any significant changes are made to the proposed subdivision's layout a secondary subdivision review will be required by both Planning and Zoning and the County Commissioners. The final plat will need to meet all the requirements set forth in the Platte County Planning and Zoning Rules and Regulations.

This adjustment to the overall development does not change Mr. Tinsley's plans to donate the remaining acreage located on the south side of Highway 26.

Mr. Tinsley noted that Lingle REA will not bring power into a subdivision in partials, but rather do complete build outs due to previous issues that they have had in other areas that resulted in them losing money. By creating a division to the north and keeping the approved one to the south; Lingle REA can reduce the cost of providing power to the north (this portion) by a significant amount.

Commission Member Brockman noted that the previous issue that Lingle REA had that Mr. Tinsley was referring to possibly cost Lingle REA over a million dollars.

Motion by Commission Member Lockhart was seconded by Commission Member Warner to approve the Simple Subdivision for with the recommended conditions.

Upon roll call the vote on the MOTION was:

YES: Commission Member Lockhart, Commission Member Warner, Chairman Shepard, Commission Member Brockman, Commission Member Klein

NO: none

MOTION DECLARED CARRIED

Approval of Minutes

Approval of Minutes – December 8, 2020

Planner Clark noted making a few grammatical corrections to the minutes.

Motion by Commission Member Warner with a second by Commission Member Brockman was made to approve the minutes of the previous December 8, 2020 meeting as amended.



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Upon roll call the vote on the MOTION was:

YES: Commission Member Klein, Chairman Shepard, Commission Member Lockhart, Commission Member Warner, Commission Member Brockman

NO: None

MOTION DECLARED CARRIED

Board Discussion

Commission Member Lockhart asked what the Commissioners decided on the special use permit for the communication tower. Planner Clark noted that Visionary Communications did not have a representative at the Commissioners' meeting to answer several questions that the Commissioners had; thus, resulting in the Commissioners motioning to postpone indefinitely. If Visionary wants to pursue the special use permit again, they will need to reapply.

Planner Clark noted that currently there are agenda items for meetings thru March 2021.

Planner Clark requested a recommendation in relation to a packing plant that is proposed in Platte County outside of Chugwater. Currently the Platte County Rules and Regulations applicable to Industrial Classification have Meat Packing (without slaughtering) listed under Allowed Uses and have Commercial Slaughterhouses listed under Special Use Permit. The proposed packing plant will slaughter onsite but will not be considered a Commercial Slaughter per state regulations. DEQ will require the septic to be equipped with a trap that can be pumped out. When additional uses are requested, but not listed the Planning Commission and Board of Commissioners will determine whether the use meets the intent of Allowed Uses or Uses Allowed with Special Use Permit. In this instance, does the Commission feel that in addition to the required Building Certificate and Rezone applications that the applicant applies for a Special Use Permit?

Commission Member Warner noted that when it comes before the commission, she would have a conflict of interest because she inspects these facilities and noted there are a lot of state regulations that will need to be met for a meat packing operation.

Commission Member Klein added that just because they wont commercial to begin with, they could grow to that size and the special use permit could have conditions that could be added. Commission Members and Chairman Shepard recommended to have the special use permit already in place now versus having to get it later.

Chairman Shepard adjourned the meeting at 6:40 PM.

Approve:



Chairman Planning & Zoning Commission

Attest:



Planning Director