



Planning & Zoning

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

PLATTE COUNTY PLANNING & ZONING COMMISSION
RECORD OF PROCEEDINGS
TUESDAY, SEPTEMBER 14, 2021

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 Tuesday, September 14, 2021, by Commission Member Brockman in the Wheatland Town Council Chambers.

Members Present: Commission Member Lockhart, Commission Member Brockman, Commission Member Tiltrum, Commission Member Klein

Members Absent: Chairman Shepard

Staff Present: County Clerk Ervin

Citizen Comments

Commission Member Brockman asked if there were any citizen comments for items not on tonight's agenda. No public comments.

Declaration of Conflicts of Interest

Commission Member Brockman asked if any of the Commission Members had any conflicts of interest to declare.

None noted.

New Business

Request to Rezone Approximately 5 Acres from Agricultural to Industrial

Clerk Ervin presented a request made by Colt Thayer to rezone approximately five acres at 860 Bordeaux Road, Wheatland. The property is described as part of the NW ¼ of Section 29 and 32, Township 23 North, Range 66 West, Platte County, Wyoming. Mr. Thayer's request to rezone from Agriculture to Industrial would provide for additional business opportunities and is needed for him to operate an on-site slaughtering option. Mr. Thayer has requested a special use permit in conjunction with this rezone request. No public comment was received at the meeting on the request.

Motion by Commission Member Klein was seconded by Commission Member Tiltrum to approve Mr. Thayer's request to Rezone from Agricultural to Industrial at 860 Bordeaux Road, Wheatland, Platte County, Wyoming.

Upon roll call the vote on the MOTION was:

YES: Commission Member Lockhart, Commission Member Klein, Commission Member Tiltrum

NO: none

MOTION DECLARED CARRIED

Request for Special Use Permit to operate a small meat processing facility with on-site slaughtering
Clerk Ervin presented a request made by Colt Thayer for a special use permit to operate a commercial slaughtering permit on the same property referenced above. Mr. Thayer intends to seek United States Department of Agriculture (USDA) certification for his slaughtering operation. Discussion was had amongst board members and Mr. Thayer about what USDA certification is and what is entailed with that certification. Planner Clark recommended the request be approved with eight conditions. Motion by Commission Member Klein was seconded by Commission Member Tiltrum to approve Mr. Thayer's request for a Special Use Permit located at 860 Bordeaux Road, Wheatland, Platte County, Wyoming with the following conditions.

- 1) Mr. Thayer be responsible to meet all permitting requirements of the State of Wyoming and/or federal agencies which are applicable to the development;
- 2) Mr. Thayer provide the Planning Office with a copy of all federal and state licenses, certificates and permits as they are obtained;
- 3) Mr. Thayer obtain a Platte County building certificate before construction of the facility;
- 4) Permit to be reviewed on a complaint basis;
- 5) The continued use of the premises will be limited to the uses of the facility as specified in the application for special use permit. A change of use, not including increase or decrease of business activity, shall require a new application.

Upon roll call the vote on the MOTION was:

YES: Commission Member Lockhart, Commission Member Klein, Commission Member Tiltrum

NO: none

MOTION DECLARED CARRIED

Final Plat Review of Kernan Simple Subdivision

Commission Members reviewed the plat and had no questions or concerns. The board instructed Clerk Ervin to ask Chairman Shepard to sign the plat at a later date due to his absence.

Approval of Minutes

Approval of Minutes – August 10, 2021

Motion by Commission Member Lockhart with a second by Commission Member Tiltrum was made to approve the minutes of the previous August 10, 2021, meeting as presented.

Upon roll call the vote on the MOTION was:

YES: Commission Member Lockhart, Commission Member Klein, Commission Member Tiltrum

NO: none

MOTION DECLARED CARRIED

Board Discussion

Clerk Ervin mentioned that the agenda called for the board to schedule a subdivision workshop. Clerk Ervin encouraged the board to work with Planner Clark to schedule that workshop and to reschedule the workshop for solar energy facility regulations.



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Chairman Shepard adjourned the meeting at 7:30 PM.

Approve:


Chairman Planning & Zoning Commission

Attest:


Planning Director Clark

