

**PLANNING AND ZONING MEETING  
THURSDAY JUNE 16, 2022  
CITY COUNCIL CHAMBERS**

These minutes are a summary of the meeting. For full details view online at [www.casperwy.gov](http://www.casperwy.gov) on the Meetings and Agendas web page. The Planning and Zoning Commission held a meeting at 6:00 p.m., on Thursday June 16, 2022, in the Council Chambers, City Hall, 200 North David Street, Casper, Wyoming.

Members Present:                Maribeth Plocek  
   Terry Wingerter  
   Carol Johnson  
   Mike McIntosh  
   Joe Hutchison  
   Ken Bates

Absent Members:                Vickery Fales-Hall  
   Bruce Knell, Council Liaison  
   Liz Becher, Community Development Director

Others present:                Craig Collins, City Planner  
   Kristie Turner, Administrative Assistant III  
   Wallace Trembath, Deputy City Attorney

**I.        MINUTES OF THE PREVIOUS MEETING**

Chairperson Bates asked if there were additions or corrections to the minutes of the May 19, 2022, Planning & Zoning Commission meeting.

Chairperson Bates called for a motion to approve the minutes of the May 19, 2022, Planning & Zoning Commission meeting.

Ms. Plocek made a motion to approve the minutes of the May 19, 2022, meeting. The motion was seconded by Mr. Wingerter.

All those present voted aye. Motion carried.

**II.        PUBLIC HEARINGS**

**Our first case this evening:**

**SUB-177-2022** – A vacation and replat of Lot 1, The Plaza Addition No. 2, to create The Plaza Addition No. 3, (Sunrise Shopping Center Property). Applicant: Casper Sunrise LLC.

Chairperson Bates stated that a public hearing would not be open for this case as the applicant has requested that the case be continued to a date certain of July 21, 2022.

Chairperson Bates entertained a motion to continue SUB-177-2022 regarding the vacation and replat to a date certain of July 21, 2022.

Ms. Johnson made a motion to continue case SUB-177-2022 to a date certain of July 21, 2022. The motion was seconded by Mr. Wingerter.

All those present voted aye. Motion carried

**Our second case this evening:**

SUB-213-2022 – A vacation and replat of Lot 1D in the Centennial Hills Village Business Park No. 3 Subdivision, to create Centennial Hills Village Business Park No. 4, located west of Heathrow Avenue and south of Centennial Court. Applicants: David & Joy Investments, LLC and Antelope Flats Casper, LLC.

Craig Collins, City Planner presented the staff report and entered 6 exhibits into the record for this case.

Chairperson Bates opened the public hearing and asked for the person representing the case to come forward and explain the application.

Shawn McCoul, 4417 E. 25th, spoke as representative for this case.

Mr. McCoul addressed the commission regarding the listed condition requiring the construction of a sidewalk on Wyoming Blvd. Mr. McCoul stated that there are other businesses in the area that have not provided the sidewalk.

Mr. Collins replied that the construction of sidewalks is required by city ordinance and the Planning and Zoning Commission does not have the legal authority to override the City Council and waive the requirement. Mr. Collins also stated that the other business will be required to provide sidewalks or participate in the cost.

Mr. Trembath stated that Casper Municipal Code 16.16.020.S is not a new part of the code.

Chairperson Bates asked if there was anyone in the audience wishing to speak in favor of or opposition to this case?

There being no others to speak, Chairperson Bates closed the public hearing and entertained a motion to approve, deny or table SUB-213-2022 regarding the vacation and replat.

Discussion

Mr. Wingerter recalled the sidewalk requirement was discussed at a previous Commission meeting but did not recall the exact outcome.

Mr. Hutchison asked if there was a way to approve the subdivision but have the applicant return to address the sidewalk requirement.

Mr. Collins stated that the Commission may not have the opportunity to review any additional proposals for this project and this may be the only occasion to address the issue. Mr. Collins stated that the condition was added by staff to generate discussion regarding the ordinance requirement and to allow the Commission an opportunity to provide a recommendation to City Council on whether or not the sidewalk requirement should be waived. Further, staff wanted the applicant and Commission to be aware that the city is in the process of obtaining funding for the pathway/sidewalk on Wyoming Blvd. based on a study which was adopted by Council in 2013. Mr. Collins stated the applicant is welcome to address the sidewalk requirement with City Council. If the applicant wishes to address the issue with Council, Mr. Collins advised the applicant to contact the City Managers Office and ask that the item be removed as a “consent” item and added to the agenda.

Mr. McIntosh made a motion to approve case SUB-213-2022. The motion was seconded by Ms. Johnson.

All those present voted aye. Motion carried

**III. SPECIAL ISSUES:**

**There were none.**

**IV. COMMUNICATIONS:**

A. Commission:

Four Commissioner attended the WYOPASS Spring Convention in Riverton, WY, June 9<sup>th</sup> & 10<sup>th</sup>. All who attended thought the event was very informative and they enjoyed meeting other planning staff from across the state.

B. Community Development Director:

There were none.

C. Council Liaison:

There were none.

D. OYD and Historic Preservation Commission Liaisons:

There were none.

E. Other Communications:

V. ADJOURNMENT:

Chairperson Bates adjourned the meeting at 6:30pm.

  
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Chairperson

  
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Secretary