



BOARD OF ADJUSTMENT MEETING MINUTES

FEBRUARY 18, 2021
6:00 P.M.

- MEMBERS PRESENT:** Tony Laird (Chair), Swede Nelson (Vice Chair), Dustin Brown, Ben Moritz, Richard Maxted, Trent Carroll, and Jeffrey Boldt (Board Attorney)
- MEMBER ABSENT:** Michelle Garcia (Secretary)
- QUORUM PRESENT:** Tony Laird (Chair) called the meeting to order at 6:00 pm. Roll Call was taken; a quorum was present with six members in attendance.
- CITY STAFF PRESENT:** Charles Bloom (Planning and Development Director), Lisa Pafford (Deputy Director), Connor White (Planner)
- OTHERS PRESENT:** Ron & Suzy Gudenkauf, Richard Kats
- APPROVAL OF MINUTES:** January 21, 2021

Swede Nelson made a motion to approve the minutes and Trent Carroll seconded. The minutes were approved unanimously.

Director Charles Bloom read Item A into the record.

ITEM A: UDC-21-00002: Conditional use approval request to allow expansion of a liquor store in the CB Community Business zone.
Applicant: Ron Gudenkauf
Case Planner: Connor White, Planner II

Planner Connor White presented the staff report.

Ron Gudenkauf, agent, provided a description of the project.

Mr. Laird asked Mr. Gudenkauf to clarify a description of doors. Mr. Gudenkauf stated what he described was additional cooler doors.

Mr. Laird opened the floor to public comment. Hearing none, public comment was closed.

Mr. Nelson made a motion to approve the Conditional Use to allow expansion of a liquor store with conditions as listed in the staff report. Dustin Brown seconded.

RESULT: The motion passed by a unanimous vote of 6-0.

Director Charles Bloom read Item B into the record.

ITEM B: REQUEST: UDC-21-00003: Conditional use approval request to allow expansion of a non-conforming use for the purpose of a residential garage addition within the LI Light Industrial zone.

Applicant: Richard Kats
Case Planner: Connor White, Planner II

Planner Connor White provided the staff report.

There was discussion between the board and staff regarding the request and other actions happening on the site. There was also discussion regarding the plan for the West Edge zoning and proposed changes.

Richard Kats, applicant, presented the project.

Mr. Carroll asked the applicant if he is accepting of the listed conditions. Mr. Kats stated he is aware of the conditions and he will not be the one constructing the garage addition.

Mr. Laird opened the floor to public comment. Hearing none, public comment was closed.

Mr. Nelson made a motion to approve the non-conforming use with conditions as listed in the staff report. Mr. Carroll seconded.

Mr. Carroll, Mr. Nelson, and Mr. Laird all voiced their support of this request.

RESULT: The motion passed by a unanimous vote of 6-0.

OTHER BUSINESS: West Edge next Tuesday at 6:00 by virtual zoom meeting. Mr. Bloom let the board know that the UDC has been updated by Connor White and available on our website. There is a fence modification to the UDC and is presently be considered by the City Council.

ADJOURNED: 6:45 p.m.



Produced by City Staff



Board Official

** Minutes are meant to provide a brief summary of the meeting's action items, discussions, and decisions made. For more detailed information, please refer to the audio recording found on the City of Cheyenne's website.*