

**CITY OF CHEYENNE
PLANNING COMMISSION MINUTES
January 6, 2020
6:00 P.M.**

MEMBERS PRESENT: Greg Palmquist, Philip Griggs, Jeremy Arneson, Phillip Regeski, Brian Tyrrell, Ted Gertsch and James Bowers

MEMBERS ABSENT: None

CITY STAFF PRESENT: Charles W. Bloom, Planning and Development Director; Lisa Pafford, Deputy Director; Susana Montana, Senior Planner; Seth Lloyd, Planner; Connor White, Planner; Mark Christensen, Planner; Thomas Cobb, City Engineer

OTHERS PRESENT: Frank Cole, Daniel Holbrook, Kathy Scheurman, Nancy Monckton

Greg Palmquist called the meeting to order at 6:00 P.M.

Roll Call was done by Seth Lloyd, Planner. There was a quorum with all members present.

MINUTES: Philip Griggs made a motion to approve the December 2, 2019 meeting minutes. Brian Tyrrell seconded the motion. The minutes were approved unanimously.

ITEM 1: ELECTION OF OFFICERS

CHAIR: Greg Palmquist

VICE-CHAIR: Phillip Regeski

SECRETARY: Jeremy Arneson

Brian Tyrrell nominated Greg Palmquist as Chair. The motion was passed unanimously by a vote of 6-0.

Jeremy Arneson nominated for Vice Chair. The motion was passed unanimously by a vote of 6-0.

Brian Tyrrell nominated Jeremy Arneson for Secretary. The motion was passed unanimously by a vote of 6-0.

ITEM 2: Dell Range Fourplex, Sunnyside Addition 8th Filling, a Zone Change of the W ½ of Lot 2, and all of Lot 3, Sunnyside Addition 8th Filling (located southeast of the intersection of Dell Range Blvd and Van Buren Ave).

UDC-19-00686 / Dell Range Fourplex, Zone Change

Christofer S. Lovas, AVI – Agent
Daniel Holbrook – Owner
Connor White – Office Representative

Mr. Lloyd read the item into record.

Daniel Holbrook, owner, presented the project.

Connor White, Planner provided the staff report.

Mr. Griggs asked if a replat would be required by staff. Charles Bloom, Director, stated that an administrative plat is required to be provided prior to development of the property to eliminate the interior lot line.

Greg Palmquist, Chair, opened the floor to public comment.

Kathy Scheurman, adjacent property owner, stated that the access is very narrow from her property. Ms. Schuurman stated that the City promised that she would be guaranteed access for her business located there. Previously Access, parking and drainage.

Nancy Monckton, area resident, stated she will be directly affected by traffic from the alley and she already has drainage issues on her property. Sanitation truck access is an issue also from the existing alleyway. She is also concerned with on street parking and in the alley.

Mr. Palmquist closed the public comment period.

Mr. Regeski stated he visited the property and stated that the drainage issues seems pretty easy to solve this problem. There is a definite drainage pattern is visible. Mr. Regeski also stated he does not think that the added traffic would be a concern since the 4-plex is to be located at the top of the flow pattern.


Mr. Tyrrell made a motion to recommend approval of the Zone Change request from LR to NR-2 for the W 1/2 of Lot 2 and all of Lot 3, Sunnyside Addition, 8th Filing. Mr. Regeski seconded the motion.

Roll Call: Motion approved unanimously with a vote of 6-0.

OTHER BUSINESS: Mr. Bloom stated that he will include some training at the February meeting. Mid month February meeting will include UDC annual amendment list. Questions regarding the way a motion is presented by the Commission were discussed.

MEETING ADJOURNED: 6:30 PM.


Produced by Lisa Pafford


Greg Palmquist, Chair 