

**CITY OF CHEYENNE
PLANNING COMMISSION MINUTES
February 16, 2021
6:00 P.M.**

MEMBERS PRESENT: Philip Griggs, Phillip Regeski, Jeremy Arneson, Brian Tyrell, Greg Palmquist

MEMBERS ABSENT: Ted Gertsch, James Bowers

CITY STAFF PRESENT: Charles Bloom, Planning Department Director; Erin Fagan, Planner; Tom Mason, MPO Director

OTHERS PRESENT: Kristina Richardson

Philip Griggs, chair, called the meeting to order at 6:03 P.M.

Roll Call was done by Charles Bloom, Planning & Development Director. There was a quorum with 5 members present.

ITEM 2: UDC-21-00026 / The Village PUD Amendment

Case Planner: Charles W. Bloom, Planning & Development Director

Mr. Bloom read the item into record and gave the staff report.

Mr. Arneson asked why the City is asking for the amendment instead of the property owner.

Mr. Bloom stated the PUD amendment has been going on for an extended period of time. He said it is in the best interest of the development for the City to take the amendment forward so there is redevelopment at the site.

Mr. Tyrell said he felt it is a problem with changing the PUD when it hasn't existed for long. He asked if the City would work with other developers to change other PUDs.

Mr. Bloom said they are willing to help other developers. He stated this is a minor adjustment.

Mr. Palmquist asked if they approve this and a similar use came forward in the future would they need to come to the Planning Commission.

Mr. Bloom said they would need to come before the Planning Commission to get that use allowed.

Mr. Griggs opened public comment. Hearing none, he closed the public comment.

Mr. Arneson said parking was an issue there for the previous restaurant use.

Mr. Tyrell stated that he doesn't support the PUD changes for every time a developer has an issue with the code.

Mr. Palmquist made a motion to move for approval of the modification of "The Village PUD" to allow Mixed-use Business (MUB) District uses as detailed in the staff report on Lot 28, Block 2 of the Village PUD. Mr. Tyrell seconded the motion. The motion was passed by a vote of 4 to 0.

ITEM 3: Work Session/Future Sixth Penny Greenway Projects

Case Planner: Jeanie Vetter, Parks and Greenway Planner

Mr. Bloom postponed the item to the March 16, 2021 Planning Commission meeting.

ITEM 4: UDC Annual Work Plan/Section 1.1.7 of the UDC

Case Planner: Charles W. Bloom, Planning & Development Director

Charles Bloom read the item into the record and reviewed the planned changes for the UDC code.

Mr. Regeski made a motion to direct staff to proceed with the planned changes to the UDC. Mr. Arneson seconded the motion. The motion passed by a vote of 4 to 0.

OTHER BUSINESS: Mr. Bloom stated they are having a Zoom meeting for the proposed West Edge Zoning on February 23, 2021.

Mr. Regeski asked about the Supreme Court Planning Commission decision that was made in Laramie County and if it affects Cheyenne. He said they are looking at revising their Master Plan.

Mr. Bloom said a special use permit was denied for a granite mine. He said they are looking at zoning the remainder of the County and it would not affect the City Planning Commission because all properties are already zoned.

Mr. Bloom said our UDC code on the website is now updated.

Mr. Griggs closed the meeting.

MEETING ADJOURNED: 7:05 PM.



Staff Signature



Board Officer