



BOARD OF ADJUSTMENT MEETING MINUTES

DECEMBER 18, 2025
6:00 P.M.

MEMBERS' PRESENT: Trent Carroll, Dustin Brown, Linda Burt, Markese Green, Michael Odonnell, Erin LeBlanc, Jeffery Bolt (Board Attorney)

MEMBERS' ABSENT: Curtis Clabaugh

CITY STAFF PRESENT: Erin Fagan, Planner II; Gisele Pacheco, Office Manager

OTHERS' PRESENT: Fred Hirsch

ITEM 1: CALL MEETING TO ORDER

Trent Carroll, Chair, called the meeting to order at 6:00 PM.

ITEM 2: ROLL CALL

Roll Call: Done by Erin Fagan, Planner II. There was a quorum with one member absent.

ITEM 3: APPROVAL OF MINUTES: November 20, 2025

Erin LeBlanc made the motion to approve the meeting minutes from November 20, 2025. Dustin Brown seconded the motion.

Trent Carroll, Chair, asked if there was any discussion regarding the minutes.

No further discussion of the November 20, 2025 meeting minutes, and all approved at 6:00 PM.

ITEM 4: REQUESTS

ITEM A: PUDC-25-257: Conditional Use Request to allow Bars and Liquor Stores within the (CB) Community Business Zone.

Location: 3521 E Lincolnway

Agent: Fred Hirsch, Jagerhund Brewing LLC

Case Planner: Morgan Dennis, Planner I

Erin Fagan, Planner II, read the item into the record.

Erin Fagan, Planner II, presented the staff report into the record.

Trent Carroll, Chair, asked if there were any questions from the Board. Hearing none.

Mr. Carroll asked whether anyone was present at the meeting to provide a testimony on behalf of the applicant.

Fred Hirsch, Jagerhund Brewing LLC Owner, provided additional information regarding the proposed development and its intended use. The project is intended to be a microbrewery located in the Cheyenne Plaza. Proposed first-year production is 500 barrels of beer, equivalent to 1,500 gallons. Beer and malt beverages will be the products sold within the business; however, while the application includes a caveat for a bar and liquor store, liquor will not be sold at this location. Within twelve to twenty-four months, a winery license will be applied for through state and federal agencies to allow for the production of cider at the location. The federal Alcohol and Tobacco Tax and Trade Bureau (TTB) license has been approved, and applications for state and city microbrewery permits are in progress.

Mr. Carroll asked if there were any questions from the Board. Hearing none.

Mr. Carroll opened the meeting for public comment. Hearing none, public comment closed.

Michael Odonnell made the motion to approve the Conditional Use Request to allow a bar and liquor store within the (CB) Community Business Zone at 3521 E Lincolnway, noting that the project meets all review criteria outlined in Unified Development Code (UDC) Section 2.2.4.D. Markese Green seconded the motion.

Mr. Carroll asked if there were any further questions or discussion from the Board. Hearing none.

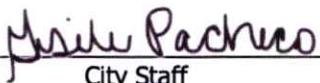
Roll Call: Motion to approve the request passed unanimously.

ITEM 5: OTHER BUSINESS/ STAFF ANNOUNCEMENTS

Trent Carroll, Chair, opened the meeting for any other business from staff or members of the Board.

- Erin Fagan presented the following updates:
 - Next Meeting: January 15, 2026
 - City Council Agenda: Appointment for Board of Adjustment Member

ITEM 6: MEETING ADJOURNED: 6:06 PM


Shirley Pachano

City Staff


Trent Carroll

Board Official