



# BOARD OF ADJUSTMENT MEETING MINUTES

JUNE 15, 2023  
6:00 P.M.

**MEMBERS PRESENT:** Trent Carroll (Chair), Dustin Brown (Vice Chair), Linda Burt (Secretary), Tony Laird, Markese Green, Erin LeBlanc, Jeffrey Boldt (Board Attorney)

**MEMBER ABSENT:** Curtis Clabaugh

**QUORUM PRESENT:** Trent Carroll (Chair) called the meeting to order at 6:00 pm. Roll Call was taken; a quorum was present with five members in attendance.

**CITY STAFF PRESENT:** Connor White (Planner), Charles Bloom, AICP (Planning and Development Director), Valerie Pickard (Planning & Development Office Manager), Stefanie Boster (City Attorney)

**OTHERS PRESENT:**

**APPROVAL OF MINUTES:** April 20, 2023

Linda Burt made a motion to approve the minutes and Erin LeBlanc seconded the motion. The minutes were approved as amended unanimously.

---

## Markese Green entered at 6:03pm

**ITEM A: REQUEST:** PUDC-23-41: Variance request to 5.1.5.a, Lot Type DD8 setbacks and lot size and Lot Type MD3 setbacks within the MUR Mixed-use Residential zone.

Location: 1711 Van Lennen Avenue and 500 E 17<sup>th</sup> St.

Applicant: Bailey McHenry

Case Planner: Connor White, Planner II

White presented the staff report

McHenry: Requesting a variance to so that water and sewer can be separated.

Laird: It looks like there is some parking that will end up with the Van Lennen property?

McHenry: Yes

Motion to approve by Brown, seconded by Laird, motion passes unanimously.

---

**ITEM B: REQUEST:** PUDC-23-42: Conditional use request to allow Outdoor Sales within the CB Community Business zone.

Location: 3110 Old Faithful Rd.

Applicant: Dane Rodgers

Case Planner: Connor White, Planner II

White reads the staff report.

Green: Clarification on Conditional use.

Rodgers: Recently purchased this building, tenant is looking for temp

Burt: Is there adequate parking?

Rodgers: Yes, parking is adequate at this time.

Motion to approve, by Green, seconded by Burt. Motion passes unanimously.

---

**1. STAFF ANNOUNCEMENTS – WE WILL HAVE A JULY MEETING**

**2. ADJOURNMENT 6:25**



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.*