



BOARD OF ADJUSTMENT MEETING MINUTES

JANUARY 21, 2021
6:00 P.M.

MEMBERS PRESENT: Tony Laird (Vice Chair), Trent Carroll, Swede Nelson, Dustin Brown, Ben Moritz, Richard Maxted, Michelle Garcia (joined late) and Cooper Overstreet (Board Attorney)

MEMBER ABSENT: None

QUORUM PRESENT: Tony Laird (Vice-Chair) called the meeting to order at 6:00 pm. Roll Call was taken; a quorum was present with six members present.

CITY STAFF PRESENT: Charles Bloom (Planning and Development Director), Lisa Pafford (Deputy Director), Connor White (Planner), Alessandra McCoy-Fakelman (Staff Attorney)

OTHERS PRESENT: Jack Studley, Aldebot.J Fred Volk, Philip Lewis, Tom Perea, Will Krahn, Jeffrey King, Wendy Volk

ELECTION OF OFFICERS FOR 2021 TERM

- CHAIR Tony Laird
- VICE CHAIR Swede Nelson
- SECRETARY Michelle Garcia

Swede Nelson nominated as Tony Laird for Chair. The motion was passed unanimously by a vote of 6-0. Tony Laird nominated Swede Nelson for Vice Chair. The motion was passed unanimously by a vote of 6-0. Swede Nelson nominated Michelle Garcia for Secretary. The motion was passed unanimously by a vote of 6-0.

APPROVAL OF MINUTES: December 17, 2020

Swede Nelson made a motion to approve the minutes and Trent Carroll seconded. The minutes as corrected, were approved unanimously 6 to 0.

Director Charles Bloom read Item A into the record.

ITEM A: REQUEST: UDC-20-00530: Conditional use approval request to allow Outdoor Sales in a LI Light Industrial zone.

Agent: Will Krahn, Cushing Terrell
Case Planner: Connor White, Planner II

Planner Connor White presented the staff report.

Jeffrey King, Bishes RV representative, stated his architect will provide the information.

Will Krahn, agent, provided a description of the project.

Mr. Laird asked the agent to address drainage. Mr. Krahn stated that the detention is adequately sized,

and surface flow will be contained within the street curbing.

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 outdoor sales with conditions as listed in the staff report. Mr. Carroll seconded.

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

Michelle Garcia joined the meeting late at 6:37 p.m.

ITEM B: REQUEST: UDC-20-00531: Variance request to reduce the required side setback from 7.5-feet to 2-feet for an accessory building in a MR Medium density Residential zone.

Agent: John J. Studley

Case Planner: Connor White, Planner II

Mr. Bloom read the item into the record.

Planner Connor White provided the staff report.

Mr. Laird asked staff to describe the foundation that would be required. Mr. White provided foundation information as was given to him by the Chief Building Official. Mr. Nelson asked if heat is added later, would the foundation required to be updated. Mr. White stated that a building permit would be required, and the foundation might be re-evaluated.

Jack Studley, agent, presented the project.

Dustin Brown asked the status of the concrete. Mr. Studley stated the concrete is in good shape. Mr. Carroll asked how long the concrete pad and existing shed have been there. Mr. Studley stated that he did not know. Mr. Carroll asked how much cost savings if the current pad can be utilized. Mr. Studley stated he did not know.

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

Mr. Nelson made a motion to approve the side yard variance. Mr. Carroll seconded.

Ben Moritz asked if we have the adjacent neighbor agreement in writing. Mr. Bloom stated yes, it is included on the last page of the staff report.

Mr. Laird stated that he is not in support of the approval since he does not believe the proposal meets all criteria.

RESULT: The motion failed by a vote of 2 to 5, due to not meeting the variance criteria.

ITEM C: REQUEST: UDC-20-00539: Conditional use approval request to allow Outdoor Sales in a HI Heavy Industrial zone.

Agent: Phillip A. Lewis

Case Planner: Connor White, Planner II

Mr. Bloom read the item into the record.

Planner Connor White provided the staff report.

Phillip Lewis, agent, presented the project.

Mr. Laird opened the floor to public comment.

John Volk, property owner, stated this site will be very similar to the Adventure RV that was approved by the Board last year.

Hearing no further comment public comment was closed.


Mr. Nelson made a motion to approve the Conditional Use to allow outdoor sales with conditions as listed in the staff report. Michelle Garcia seconded.

RESULT: The motion passed by a unanimous vote of 7-0.

ANNUAL BOARD TRAINING by Planning and Development Director Charles Bloom

OTHER BUSINESS: Beginning kick off a 40-day public process for opinions for the West Edge zone overlay district. We will email that information as soon as possible.

ADJOURNED: 8:25 p.m.



Recording Planner: Lisa Pafford



Acting Chair: Tony Laird

** 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.*