



# BOARD OF ADJUSTMENT MEETING MINUTES

MARCH 18, 2021  
6:00 P.M.

- MEMBERS PRESENT:** Tony Laird (Chair), Swede Nelson (Vice Chair), Michelle Garcia (Secretary), Dustin Brown, Trent Carroll, and Jeffrey Boldt (Board Attorney)
- MEMBER ABSENT:** Ben Moritz and Richard Maxted
- QUORUM PRESENT:** Tony Laird (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:** Charles Bloom (Planning and Development Director), Lisa Pafford (Deputy Director), Connor White (Planner), Alessandra Fakelman (Staff Attorney)
- OTHERS PRESENT:** Casey Palma,
- APPROVAL OF MINUTES:** February 18, 2021

Dustin Brown made a motion to approve the minutes and Swede Nelson seconded. The minutes were approved unanimously with a correction being made to applicant Ron & Suzi Gudenkauf. Only Ron testified.

---

Charles Bloom, Director read Item A into the record.

**ITEM A:**        **REQUEST:**    [UDC-21-00041: Conditional use request to allow expansion of Outdoor Sales in the HI Heavy Industrial zone.](#)

Applicant: Casey Palma  
Case Planner: Connor White, Planner II

Planner Connor White presented the staff report.

Casey Palma, agent, provided a description of the project.

Swede Nelson asked if there are any changes to the use requested? Mr. Palma stated no, it will just affect the site plan review by staff.

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 expansion of Outdoor Sales with staff recommendations. Michelle Garcia seconded.

**RESULT:** The motion passed by a unanimous vote of 5-0.

Mr. Bloom read Item B into the record.

**ITEM B:**        **REQUEST:**    [UDC-21-00067: Variance request to allow a reduction in the required percentage of primary materials for a new auto dealership within the CB Community Business zone.](#)

Applicant: Will Byers  
Case Planner: Connor White, Planner II

Planner Connor White stated that this item has been withdrawn by the applicant.

Mr. Nelson made a motion to acknowledge the withdrawal of item. Mr. Brown seconded.

**RESULT:** The motion passed by a unanimous vote of 5-0.

**OTHER BUSINESS:**

- City council has targeted the date of April 12, 2021 to return to Council Chambers.
- PDF version of UDC has been provided and has hyperlinks installed that are very beneficial.
- New regulations for Mini storage facilities are incorporated into the regulations. There will be an application on the Board's agenda in April.
- New fence regulations were passed by City Council.
- Draft of regulations pertaining to carports are in process currently.

**ADJOURNED:** 6:30 p.m.



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.*