



BOARD OF ADJUSTMENT MEETING MINUTES

APRIL 15, 2021
6:00 P.M.

- MEMBERS PRESENT:** Tony Laird (Chair), Swede Nelson (Vice Chair), Dustin Brown, Trent Carroll, Ben Moritz and Jeffrey Boldt (Board Attorney)
- MEMBER ABSENT:** Michelle Garcia (Secretary) 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:** Lisa Pafford (Deputy Director), Connor White (Planner), Erin Fagan (Planner) Alessandra Fakelman (Staff Attorney)
- OTHERS PRESENT:** Mike Grant, John Mason, Casey Palma, Randy Byers
- APPROVAL OF MINUTES:** March 18, 2021

Swede Nelson made a motion to approve the minutes and Trent Carroll seconded the motion. The minutes were approved unanimously.

Lisa Pafford read Item A into the record.

- ITEM A:** **REQUEST:** [UDC-21-00074: Conditional use request to allow expansion of a Liquor Store in the CB Community Business zone.](#)
Applicant: Randy Byers
Case Planner: Connor White, Planner II

Planner Connor White presented the staff report.

Mr. Laird asked if the bar would be expanding.

Mr. White said there is a small bar within the building.

Randy Byers, agent, provided a description of the project.

John Mason, owner, provided a description of the project and stated it would be a small bar with around 18-20 seats.

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

Trent Carroll made a motion to approve the Conditional Use to allow expansion of a Liquor Store and Bar with staff recommendations. Swede Nelson seconded the motion.

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

Mrs. Pafford read Item B into the record.

ITEM B: **REQUEST:** [UDC-21-00076: Conditional use request to allow Mini-Storage and Live/work in the MR Medium-density Residential zone.](#)

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

Planner Connor White presented the staff report.

Tony Laird asked for questions from the Board. Mr. Laird asked if the property owner was entitled to an access.

Mr. White stated the Traffic Engineer can regulate where the access should be placed. If the applicant can prove that they can't combine the accesses, then another access would need to be provided on the property.

Mr. Laird asked if the access would be determined at the time of the site plan.

Mr. White agreed.

Mr. Laird asked if the conditional use was approved and the live/work use lapsed would the mini storage use still be allowed.

Mr. White stated staff preferred the uses be motioned on separately in case one of the conditional uses lapses a year and becomes void.

Mr. Laird asked for questions from the Board. Hearing none, he asked for the agent to review the project.

Casey Palma, agent provided a description of the project.

Mr. Laird asked for questions from the Board.

Trent Carroll asked if the agent was concerned with condition #3.

Mr. Palma stated the neighbors do not want to share a driveway with the development. He stated he believed the Board could decide what conditions to place on the approval.

Swede Nelson asked if there was a need for postponement until the access is determined.

Mr. Laird said they should discuss that later.

Mr. Palma asked for the uses to be approved with he conditions rather than postponing the items.

Mr. Laird asked how far the fence would extend up Allison Road.

Mr. Palma said as close to the right-of-way as possible while adhering to fencing regulations.

Mr. Laird stated Allison Road has been newly reconstructed. He asked if condition #1 for the Live/Work use would be acceptable.

Mr. Palma stated that if the live/work use discontinued for over 6 months, the applicant would need to reapply for the use.

Mike Grant, owner, provided a description of the project.

Mr. Laird asked Mr. Grant to describe the traffic scenario at his current mini-storage property.

Mr. Grant said it is a low impact traffic use and had around 5 cars per day.

Mr. Laird asked if boat storage would generate more traffic.

Mr. Grants said it could be slightly more.

Mr. Laird asked for further questions. Hearing none, he called for a motion.

Mr. Nelson made a motion to approve the Conditional Use to allow mini-use storage with staff recommended conditions. Ben Moritz seconded the motion.

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

Mr. Nelson made a motion to approve the conditional use request to allow live/work subject to staff recommended conditions. Mr. Moritz seconded the motion.

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

OTHER BUSINESS:

- Encroachment amendment will be added to the UDC
- In person meeting survey – most in favor of Zoom
- Text amendment for the West Edge Overlay District going to City Council
- Next meeting date - May 20, 2021
- UDC amendment for lot coverage on multi-family and public lots

ADJOURNED: 7:12 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.*