



500 South Gillette Avenue
Suite 1400
Gillette, Wyoming 82716
(307) 685-8061
(307) 687-6349

DEPARTMENT OF PUBLIC WORKS
JULY 18, 2019
PRE-MEETING WORKSHOP
CAMPBELL COUNTY PLANNING COMMISSION

The June 20, 2019 pre-meeting workshop of the Campbell County Planning Commission began at 6:00 P.M. in the Public Works Conference Room. Members present were: Bob Jordan, Marc Matlick, Miles Williams, Kurt Siebenaler and Todd Hildebrand. Staff present was Megan Nelms, Planner and Zoning Administrator, and Melissia Kershner, County Recorder.

No official action was taken.

The meeting adjourned at 7:00 P.M.

Megan Nelms, AICP
Planner and Zoning Administrator

MEMBERS PRESENT

Todd Hildebrand, Chairman
Bob Jordan, Vice Chair
Miles Williams, Member
Marc Matlick, Member
Kurt Siebenaler, Member

MEMBERS ABSENT

STAFF MEMBERS PRESENT

Megan Nelms, Planner and Zoning Administrator
Melissia Kershner, County Recorder

The meeting was brought to order by Chairman Hildebrand at 7:00 p.m.

Election of Officers

Todd Hildebrand asked for nominations for officers for the 2019-20 term beginning with Chairman. Miles Williams nominated Todd Hildebrand to serve as Chairman. Marc Matlick seconded the motion. Todd Hildebrand asked for a vote. All voted Aye. The motion to approve Todd Hildebrand as Chairman passed.

Todd Hildebrand asked for nominations for Vice-Chair. Todd Hildebrand nominated Bob Jordan to serve as Vice-Chair. Marc Matlick seconded the motion. Todd Hildebrand asked for a vote. All voted Aye. The motion to approve Bob Jordan as Vice-Chair passed.

Approval of Minutes

Chairman Hildebrand called for a motion for the approval of the minutes from the June 20, 2019 County Planning Commission meeting. Kurt Siebenaler motioned, Marc Matlick seconded. All voted Aye. Motion carried.

**Case No. 19.03 COZ – Scanlon Re-Zoning
Joyce Scanlon**

Marc Matlick made a motion to hear the case and recommend approval of the re-zoning request. Kurt Siebenaler seconded the motion. Megan Nelms presented the case, and recommended approval of the re-zoning request.

Chairman Hildebrand asked the Board if there were any questions or comments. There were none.

Chairman Hildebrand asked that the Commission be polled on the motion to approve case number 19.03 COZ, Scanlon Re-Zoning. Voting was as follows:

Todd Hildebrand	Yes
Bob Jordan	Yes
Miles Williams	Yes
Kurt Siebenaler	Yes
Marc Matlick	Yes
Motion Carried	5/0.

**Case No. 19.04 COZ – Sams Re-Zoning
Thomas & Casey Sams**

Bob Jordan made a motion to hear the case and recommend approval of the re-zoning request. Marc Matlick seconded the motion. Megan Nelms presented the case, and recommended approval of the re-zoning request.

Chairman Hildebrand asked Thomas Sams (applicant) to approach the Board for questions. He then asked Thomas why he purchased the property and then asked for a zoning change. Thomas responded he was under the impression that was the correct way to go about it. He said he came in and spoke to Megan about his plan and she guided him to take this route.

Bob Jordan asked Thomas if he had any intention of putting a residence on the lot. Thomas responded they don't have plans to do so in the foreseeable future as they are happy where they are. He wants to get the trees established and a shop built. He added that if they do move to the parcel, it would be more than eight years or so down the road. Bob then asked Thomas if the shop was going to have a septic system. He responded it would. Megan state that building permits would be required, as it would be a commercial building. She added that buildable area on the property is limited due to the flood plain. Bob then asked Thomas if he has a soils report for the lot. He thinks the ground is going to be tough for a leach field.

Chairman Hildebrand asked Megan what the other permitted commercial uses are within the agriculture zoning. He said his concern moving forward is the property may not remain a greenhouse/market garden with a shop. Megan also noted that if Thomas sells the land in the future with the agriculture zoning, mobile homes would be allowed; someone could put two mobile homes on that lot. Commercial uses allowed in the agricultural district are: light agriculture, mineral extraction, bed & breakfast, cemetery, church, golf course, greenhouse/nursery, stable/kennel or vet clinic/animal hospital. Chairman Hildebrand asked Megan whether, given the potential of the mobile homes and the last re-zoning case in the subdivision, what would her stance be on a conditional use permit as opposed to complete re-zoning? Megan responded it would be a valid alternative. Chairman Hildebrand said it would preserve the R-S District and Thomas

would be able to have his tree farm with greenhouses. Megan agreed and advised the Board that they could table this case or vote it down and Thomas could apply for a conditional use permit.

Bob Jordan asked Thomas about his approach off Highway 50 and why he isn't going to come in off Moon Dancer Street. Thomas responded the approach WYDOT would permit enters right into a steep drainage area that is going to take some extra engineering and road building. If he comes in from Moon Dancer Street, the road goes over tough terrain and heads north for quite some length. He believes coming in off Highway 50 is what he needs to do.

Kurt Siebenaler said the site plan looks like Thomas may share an access with the neighbor on the north side of the parcel. Thomas responded that he has spoken with that neighbor, but he is not interested in a shared access with him. WYDOT was hoping he could use the shared access as well.

Bob Jordan advised Thomas to get soils samples and information needed for a septic before plans are cemented. Depending on the results, he may change his plans.

Chairman Hildebrand asked that the Commission be polled on the motion to approve case number 19.03 COZ, Scanlon Re-Zoning. Voting was as follows:

Todd Hildebrand	No
Bob Jordan	Yes
Miles Williams	Yes
Kurt Siebenaler	Yes
Marc Matlick	Yes
Motion Carried	4/1.

Adjournment

There being no further business to come before the Board, Chairman Hildebrand adjourned the meeting at 7:21 p.m.

Todd Hildebrand, Planning Commission Chairman
mk

NOTE: Campbell County Planning Commission meeting minutes contain a summary of discussions and are not intended to be verbatim.