

CITY OF CODY
PLANNING, ZONING AND ADJUSTMENT BOARD

Minutes of the Regular Meeting Held April 12, 2011 at 12:00 PM

CALL TO ORDER: Chairperson Greg Gaspers called the meeting to order at 12:00 PM.

ROLL CALL

PRESENT: Jacob Ivanoff; Kim Borer, Vice Chairperson; Rick Brasher; Bud McDonald; Justin Lundvall; Greg Gaspers, Chairperson; Bill Nielson, Steve Miller, Council Liaison; Steve Payne, Public Works Director; Sandee Kitchen, Deputy City Attorney; Jolene Osborne, Engineering Administrative Assistant;

EXCUSED ABSENCE: None

ABSENT: None

Bud McDonald made a motion seconded by Justin Lundvall to approve the minutes of the March 22, 2011 regular session meeting.

Vote on the motion was unanimous, motion carried.

Chairperson Greg Gaspers opened a public hearing at 12:01 p.m. to determine if it is in the public interest to grant a special exemption for property located at 2026 12th Street. The applicant requests an exemption from the setback requirements for the existing garage.

Upon calling for comments three times and there being none, Chairperson Greg Gaspers closed the public hearing at 12:02 p.m.

PRESENTATION OF COMMUNICATIONS:

A. Bill Nielson made a motion seconded by Kim Borer to approve the special exemption from the setback requirements as presented by Pat and Deborah Montgomery for property located at 2026 12th Street as the board finds the following requirements of Section 10-14-2-C.2:

1. As there were no neighborhood objections, the special exemption will not produce an undesirable change in the neighborhood;
2. The setback exemption will be compatible with adjacent land uses and the neighborhood as the neighborhood is residentially oriented and there were no neighborhood objections;
3. An exemption from the setback requirements is the minimum deviation from the specifications of the zoning ordinance necessary and adequate for the building;
4. It would be unfeasible for the applicant to move the building;
5. There are adequate services and infrastructure available to serve the building; and
6. The exemption from the setback requirements has no impact on the goals, policies and future land use map of the master plan;

With the following conditions:

1. The Special Exemption will run with the property.
2. The Special Exemption Permit must be executed and recorded with the Park County Clerk and recorded within 10 days of approval.

Vote on the motion was unanimous, motion carried.

- B. Kim Borer made a motion seconded by Jacob Ivanoff to approve the commercial site application submitted by the Buffalo Bill Memorial Association, dba the Buffalo Bill Historical Center, for property located at 720 Sheridan Avenue with the following conditions:
1. The applicant will submit a complete set of construction plans to the building department for their review and approval.
 2. The applicant will pay all applicable building permit fees.

Vote on the motion was unanimous, motion carried.

- C. Jacob Ivanoff made a motion seconded by Bill Nielson to approve of the commercial site application submitted by Zapata's, for property located at 1374 Sheridan Avenue with the following conditions:
1. The applicant will submit a complete set of construction plans to the building department for their review and approval.
 2. The applicant will pay all applicable building permit fees.

Vote on the motion was unanimous, motion carried.

- D. Justin Lundvall made a motion seconded by Bud McDonald to approve of the commercial site application submitted by Jess' Roofing, for property located at 2426 Sheridan Avenue with the following conditions:
1. The applicant will submit a complete set of construction plans to the building department for their review and approval.
 2. The applicant will pay all applicable building permit fees.

Vote on the motion was unanimous, motion carried.

E. Discussion Items: None

F. Council Update: None

G. Staff Update

1. The renovation of Taco John's, located at 2207 17th Street has been modified to update the signs in compliance with corporate changes.
2. WYOPASS Spring Workshop is at the Days Inn May 19-29th.
3. The Council will be entertaining the first reading of the sign code at their next regularly scheduled meeting.

The meeting was adjourned at 12:30 PM.

Respectfully submitted,

Jolene Y. Osborne
Engineering Administrative Assistant