



BOARD OF ADJUSTMENT MEETING MINUTES

NOVEMBER 21, 2024
6:00 P.M.

MEMBERS PRESENT: Mark Moody, Curtis Clabaugh, Dustin Brown, Markese Green, Trent Carroll, Linda Burt, Erin LeBlanc, Jeffery Boldt (Board Attorney)

MEMBER ABSENT:

QUORUM PRESENT: Dustin Brown (Chair) called the meeting to order at 6:00 pm. Roll Call was taken; a quorum was present with 7 members in attendance.

CITY STAFF PRESENT: Charles Bloom (Director of planning and Development) Stefanie Boster (Staff Attorney), Athen Mores (Planner), Erin Fagan (Planner)

OTHERS PRESENT: John Sayers, Dan Montoya, Shane Hansen, Frank Strong,

APPROVAL OF MINUTES: October 17, 2024

Mr. Brown made a motion to approve the minutes from October 17th which was seconded by Mr. Moody. Hearing no comments the minutes were approved unanimously.

ITEM: A REQUEST: Postponed from October 17, 2024
PUDC-24-159: Conditional Use request to allow Multi-family within the CB zone.
Location: Lot 3, Block 1, Harmony Center
Agent: John Sayers, Monument Homebuilders, Inc.
Case Planner: Athen Mores, Planner I

Ms. Fagan read Item A into the record postponed from October 17th.
Mr. Mores read the project details to the board for the multi family center.
No questions were presented to staff.
Mr. Sayers was sworn in and presented the fourplex project to the board and the project is confined with easements on the property limiting the number of units.
Public comment was opened, hearing none it was closed.
Mr. Wiggam made a motion to approve item A.
Mr. Bolden seconded the motion.
Roll call was taken and the motion passed with all members voting yes unanimously.

RESULT: The motion passed by a unanimous vote from the board.

ITEM: B REQUEST: PUDC-24-174: Conditional Use request for expansion of a nonconforming use in the MR zone.
Location: 1919 Garrett Street
Applicant: Luana Lahti
Agent: Shane Hansen, Steil Surveying
Case Planner: Athen Mores, Planner I

Ms. Fagan read item B into the record.

Mr. Mores presented the project details to the board for a conditional use request for an alignment rack at the location.

Shane Hansen came to the podium and presented the project details to the board, and that the owner agrees to two street trees.

Mr. Brown made a motion to approve Item B.

Ms. LeBlanc seconded the motion.

Ms. LeBlanc noticed an error in the staff report regarding a mistaken phrase.

Mr. Mores clarified it was a typo from a template.

Roll call was taken and the motion passed with all members voting yes unanimously.

RESULT: The motion passed by a unanimous vote from the board.

ITEM: C REQUEST: PUDC-24-176: Variance request for exceeding the allowable total lot coverage in the MR zone.

Location: 1919 Garrett Street

Agent: Shane Hansen, Steil Surveying Services

Case Planner: Athen Mores, Planner I

Ms. Fagan read Item C into the record.

Mr. Mores presented the project to staff which was a variance.

Mr. Hansen had nothing to add but was available for questions.

Mr. Green made a motion to approve Item C.

Mr. Moody seconded the motion.

The motion passed with all members voting yes unanimously.

RESULT: The motion passed by a unanimous vote from the board.

ITEM: D REQUEST: PUDC-24-192: Conditional Use request to allow General Industrial within the LI zone.

Location: 1938 Wyott Drive

Agent: Dan Montoya, Rocky Mountain Incineration

Case Planner: Athen Mores, Planner I

Ms. Fagan read item D into the record.

Mr. Mores presented the projected to the board.

Mr. Moody asked staff if this would be hazardous material and if so, is there a permit?

Mr. Mores answered that is a question for the applicant.

Mr. Montoya approached the podium and answered questions they are not burning any hazardous waste.

Mr. Strong approached the podium and voiced his concerns about the neighboring properties, primarily schools about pollution that is burned.

Mr. Montoya addressed the pollution issue and stated testing has been done and this is deemed nonhazardous by the EPA.

Mr. Green asked if Mr. Strong was able to hear the statement and he was not.

Mr. Montoya repeated the statement as well as the process that took place to be deemed nonhazardous.

Ms. Griffith approached the podium and reiterated the process in which they were able to get the materials they are burning deemed as nonhazardous.

Ms. Leblanc moved to approve the item

Mr. Moody seconded the motion.

Roll call was taken with all members voting yes unanimously.

RESULT: The motion passed by a unanimous vote from the board.

OTHER BUSINESS:

BOA in December will be the 18th a Wednesday.

Mr. Bloom also stated a document was available for the DDA plan of development.

Mr. Moody stated this was his last BOA meeting as he is resigning and now on the City Council.

ADJOURNED: 6:26pm



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.*