



BOARD OF ADJUSTMENT MEETING MINUTES

DECEMBER 18, 2024
6:00 P.M.

- MEMBERS PRESENT:** Mark Moody, Curtis Clabaugh, Dustin Brown, Erin LeBlanc, Markese Green, Trent Carroll
Jeffery Boldt (Board Attorney)
- MEMBER ABSENT:** Linda Burt
- QUORUM PRESENT:** Trent Carroll called the meeting to order at 6:00 pm.
Roll Call was taken; a quorum was present with 6 members in attendance.
- CITY STAFF PRESENT:** Charles Bloom (Director of planning and Development), Stefanie Boster (Staff Attorney), Athen Mores (Planner), Erin Fagan (Planner), Seth Lloyd (Planner)
- OTHERS PRESENT:** Tracy Bachman, Danae Olson, Erin Clopp, Justin Baker, Josh Moser, Bonnie Brunson, Ronald Brunson, Michael Brady, Karen Staples, Wendy Wall, Jane Arrington, Marc Arrington, Nancy Copps, Nancy Evagelatos, Connie Lanzun, Donna Gwynne, Don Thomas, Ed Romero, David Adson, Alonzo Baca, David Herrmann, Lee Filer, Cathy Deister, Coleen Deister, Cindy Thomas, Lloyd Thomas, Scott Sherman, Dvid Montano, Alden Crom, Peggy Bensen, Kim Steven, Antione Williams

APPROVAL OF MINUTES: [November 21, 2024](#)

Mr. Clabaugh made a motion to approve the minutes from November 21st which was seconded by Mr. Green.
Hearing no comments the minutes were approved unanimously.

NOTE: The agenda items are reordered C, A, B due to Item C's withdrawal and informing the public.

**ITEM: C: REQUEST: PUDC-24-218: (Withdrawn by the applicant on 12/18/2024)
Conditional Use request to allow a work camp within the AG zone**

Location: Northwest corner of the intersection of W. Allision Road and Walterscheid Blvd
Applicant: John Sayers
Case Planner: Connor White, Planner II

Ms. Fagan read item C into the record.
Mr. White updated the board that applicant has requested to withdrawal the project.
Mr. Green moved to acknowledge the withdrawal of the application.
Mr. Brown second the motion.

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

ITEM: A: REQUEST: PUDC-24-207: Conditional Use request to allow an accessory building that is taller than the primary building within the MR zone.

Location: 4512 Laramie St
Agent: Michael Brady
Case Planner: Athen Mores, Planner I

Ms. Fagan read Item B into the record.

Mr. Mores recommended taking a two-minute recess for the area to clear out, due to a majority of the public only attending the meeting for Item C. The recess was granted.

Mr. Mores presented Item A into the record which was a conditional use for a pole barn with conditions for its height not exceed 24 feet.

Mr. Brady approached the podium and stated that the drawing was incorrect and that he would place the building in the rear lot instead.

Mr. Green moved to approve the conditional use with staffs recommended conditions.

Ms. Leblanc second the motion.

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

ITEM: B: REQUEST: PUDC-24-213: Conditional Use request to allow an entertainment, amusement, recreation service – other within the CB zone

Location: 1637 Stillwater Ave
Applicant: Gary Whitney
Case Planner: Athen Mores, Planner I

Ms. Fagan read Item B into the record.

Mr. Mores read the staff report and details of the project to the board.

There was no public comment.

Mr. Brown moved to approve the item.

Mr. Carroll second the motion

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

OTHER BUSINESS:

Mr. White shared an update with the board regarding the annexation of North Range Business Park.

Mr. Bloom stated they will have training at the first meeting of 2025.

ADJOURNED: 6:14



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.*