

PLATTE COUNTY
PLANNING AND ZONING
JUNE 10, 2009

Chairman Marty Shepard called the Platte County Planning and Zoning Commission regular meeting to order at 7:00 P.M. Commission members present were Sherry Maston, Bob Brockman and Dan Offe. Also present were Dan Kirkbride and Tim Millikin, Commissioners; Marlin Johnson, Planning Director and Dennis Becker, Clerk to the Planning Commission.

The Commission reviewed the minutes from the May 13, 2009 meeting. Commission member Brockman made a motion to accept the minutes from that meeting. Commission member Maston seconded the motion and it carried.

Old Business: County Planner Marlin Johnson presented a continuance of a Simple Subdivision Request (June 2009 revision #3) from Richard and Susan Bauer.

Chairman Shepard stated it was not necessary to read the report again. He asked if the applicant or a representative was present; there was no representation.

Planner Johnson said that the Town approved this request in May; however, at this point there is no agreement from the Wheatland Irrigation District. WID will meet on June 15, 2009 which is before the next Board of Commissioners meeting. Planner Johnson suggested recommending approval with the addition of one condition, "that an agreement with the Wheatland Irrigation District be formalized prior to the Board of Commissioners hearing on June 16, 2009".

Chairman Shepard stressed the importance that the boundaries are clear to the WID Board as they expressed some confusion earlier.

Hearing no additional comments, Chairman Shepard closed public comment and brought the issue to the Board for discussion.

Hearing no further Board discussion, Chairman Shepard called for a motion. Commission member Maston moved to recommend do pass for the Simple Subdivision Request with the ten (10) staff recommendations in the Staff Report. Commission member Brockman seconded the motion. Chairman Shepard called for discussion, there was none; he called for questions, there were none. Chairman Shepard called for the vote and the motion carried.

New Business:

Item #1: County Planner Johnson presented a Special Permit to allow installation of an anemometer tower for wind monitoring in an Agricultural District from West Wind Energy, LLC, applicant, and James McGuire, Laverne McGuire and Cheryl Robinson titleholders.

Chairman Shepard opened the floor to public comment. Bill Teter addressed the Board stating he and his family live on Section 9 near Windmill Road; their house is about one-half mile from the site. He said their house faces west providing a good view from the living and dining room of pasture land and the Laramie Range. He added that while they do not oppose one wind anemometer they do not want their view spoiled by a wind farm.

John Blackman representing West Wind Energy LLC thanked Mr. Teter for his comments and agreed to talk with him at length after the meeting about the impact of an anemometer and a potential wind farm. He added the actual wind farm is far off although it is a goal of his company. This application is for planning and research and if approved he will be happy to talk with Mr. Teter.

Dan Kirkbride asked how close this anemometer can be to the Teter residence under Platte County's current regulations. Planner Johnson stated that the set back is one-quarter mile.

Hearing no additional comments, Chairman Shepard closed public comment and brought the issue to the Board for discussion.

Commission member Offe inquired if there were anemometers in that part of the County already. Planner Johnson said there are approximately ten within five or ten miles of the site.

Chairman Shepard asked Mr. Blackman about the presence of other anemometers. He said he was aware of others but that the nearest ones to this site belonged to competitors and are not part of West Wind's project.

Commission member Offe asked Mr. Blackman if he anticipated installing bunches of these anemometers. He replied that banks like to see numbers and data and with the good wind here this anemometer would be up for a couple of years and when turbines are built it will go away.

Commission member Brockman asked Mr. Teter if he and his family are saying they can live with an anemometer but not an actual wind farm. Mr. Teter said that was a good assessment.

Hearing no further Board discussion, Chairman Shepard called for a motion. Commission member Maston moved to recommend do pass for the Special Permit to allow installation of an anemometer tower for wind monitoring in an Agricultural District with the six (6) staff recommendations in the Staff Report. Commission member Offe seconded the motion.

Chairman Shepard called for discussion, there was none; he called for questions, there were none. Chairman Shepard called for the vote and the motion carried.

Planner Johnson commented that Platte County is one of the few Wyoming counties that require a Special Permit for an anemometer which is a temporary use and this has caused us to create rules before anyone else. This allows us to notify neighbors so they can be aware now of the potential for a future wind farm.

Item #2: County Planner Johnson presented a Special Permit to Rezone to Industrial District, OR a Special Permit request to allow warehousing of automobiles, trucks and parts in an Agricultural District from Robert, Carla and Russell McClain, applicant, and titleholders. Planner Johnson said the Planning Office supports the Rezone request.

Chairman Shepard opened the floor to public comment.

Hearing no comments, Chairman Shepard closed public comment and brought the issue to the Board for discussion.

Commission member Maston asked the applicant if he preferred the Rezone or the Special Permit request. Bobby McClain said the rezone would be handy and included the Special Permit request in case no one was in favor of Industrial Zoning.

Chairman Shepard asked the applicant who lives to the west. Bobby McClain said it is Dennis McClain and he has no problem. He added that they are parking wreckers in the building.

Hearing no further Board discussion, Chairman Shepard called for a motion. Commission member Offe moved to recommend do pass for the Request to Rezone to Industrial District. Commission member Brockman seconded the motion.

Chairman Shepard called for discussion, there was none; he called for questions, there were none. Chairman Shepard called for the vote and the motion carried.

With no further public business Commission member Maston made a motion to adjourn. Commission member Offe seconded the motion. Chairman Shepard called for discussion, there was none; question, there was none. Chairman Shepard then called for the vote and the motion carried. The meeting closed at 7:40 P.M.

Respectfully Submitted, Dennis Becker, Clerk to the Planning Commission