

**MINUTES  
CITY OF LARAMIE, WYOMING  
LARAMIE PLANNING COMMISSION  
AUGUST 28, 2023**

**1. CALL TO ORDER**

Meeting was called to order by Vice-Chair Schneider at 4:30 p.m.

Members present: Sharon Buccino, Chris Dixon, Tom Mattimore, Donal O'Toole, Sylvie Prasilik, and Jake Schneider.

Members absent: Chris Moody.

Council Liaison: Jayne Pearce (joined at 4:40 pm)

Staff Present: Derek Teini, Planning Manager; Philip Gabathuler, Principal Planner; Joseph Shahidi, Associate Planner; Todd Feezer, Assistant City Manager (joined at 4:59 pm); and Ryan Shoefelt, Deputy City Clerk.

**2. APPROVAL OF AGENDA AND MINUTES**

**2.A. Changes and Approval of Agenda**

MOTION BY MATTIMORE, seconded by O'Toole, that the Agenda was approved as written.

MOTION CARRIED by voice vote.

**2.B. Planning Commission Meeting Minutes**

**2.B.i. LPC Minutes 8.14.2023**

MOTION BY MATTIMORE, seconded by O'Toole, to approve the minutes from August 14, 2023.

MOTION CARRIED by voice vote.

**3. CITIZEN COMMENTS - Non-Agenda Related Topics – No Action Can Be Taken**

None.

**4. PLANNING COMMISSION AND STAFF REPORTS AND COMMENTS**

None.

**5. DISCLOSURES - Ex-parte communications; potential conflicts of interest**

None.

**6. CURRENT PLANNING PROJECTS**

**6.A. OLD BUSINESS:** No items.

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**6.B. NEW BUSINESS:**

**6.B.i. PP-22-02: Ridgeline Estates Preliminary Plat**

Councilor Pearce joined at 4:40 pm.

Assistant City Manager Todd Feezer joined at 4:59 pm.

Public Comment:

Bruce Adams- size of the detention pond, size of lots, and concerned with drainage.

Chris Rucinski- concerned with the final grade and soil conditions.

Tammy Hooper- Question on primarily single family, timeline and drainage.

Carol Adams- Increased light pollution and traffic impact.

Tim Considine- How is a 100 year flood defined and detention pond location.

Bruce Adams- Future development to the north.

Trent Brome (Developer)- provided additional information and answers to questions.

MOTION BY MATTIMORE, seconded by O'Toole, to approve PP-22-02 Ridgeline Estates Subdivision Preliminary Plat, based on findings of fact and conclusions of law and subject to staff's recommended conditions.

MOTION BY BUCCINO, seconded by Mattimore, to amend to add condition 1.R. to the recommended staff conditions on page 8 to read "The Final Plat shall contain a specific grading plan to illustrate the flow of storm water, and soil testing as well as slope analysis to ensure the ability and integrity of the detention pond to be located on Outlot-A."

MOTION CARRIED by voice vote on the amendment.

Roll call on main motion showed Aye: Buccino, Dixon, Mattimore, O'Toole, Prasilik, and Schneider. Nay: None. Absent: Moody. MOTION CARRIED.

MOTION BY MATTIMORE, seconded by Buccino, recess for 5 minutes.

Planning Commission recessed at 6:29 pm. Planning Commission reconvened at 6:34 pm.

MOTION BY MATTIMORE, seconded by O'Toole, to move agenda item 9 to the next item for discussion.

MOTION CARRIED by voice vote.

**9. Moved before Item 6.B.ii. WORK SESSION: Presentation by LAMAR Regarding Possible Changes to Laramie Municipal Code Around Billboards**

Philipp Gabathuler introduced the topic and introduced LAMAR representatives.

Megan Goetz (Pence and MacMillan) started presentation and introduced Joe Shreve, General Manager; Jamie Rideoutt, Real Estate Manager; Craig Bendixen, Sales Manager; and Matt Young, Operations Manager.

Only four current signs are compatible with upgrading to digital signs.

LAMAR plans to bring back text amendments that would allow for digital billboards.

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**6.B.ii. TA-23-07 2023 UDC Text Amendment Update**

MOTION BY MATTIMORE, seconded by Buccino, to recommend that the City Council approve amendments to LMC Titles 5 and 15 for the purposes of updating definitions, uses, dimensions and design standards in city code as recommended by staff.

Public Comment: none.

Roll call showed Aye: Buccino, Dixon, Mattimore, O'Toole, Prasilik, and Schneider. Nay: None. Absent: Moody. MOTION CARRIED.

**7. LONG RANGE PLANNING PROJECTS**

No items.

**8. VARIANCES (sitting as Board of Adjustment)**

No items.

**9. Moved before Item 6.B.ii. WORK SESSION: Presentation by LAMAR Regarding Possible Changes to Laramie Municipal Code Around Billboards**

**10. ADJOURN**

MOTION BY MATTIMORE, seconded by O'Toole, to adjourn the meeting.

MOTION CARRIED by voice vote.

Meeting adjourned at 7:58 p.m.

APPROVED:

  
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Chris Moody, Planning Commission Chair

9/11/23  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Derek Teini, Planning Manager

9/12/23  
\_\_\_\_\_  
Date