

**CITY OF LARAMIE, WYOMING
LARAMIE PLANNING COMMISSION REGULAR MINUTES**

SEPTEMBER 11, 2023

1. CALL TO ORDER

Meeting was called to order by Chair Moody at 4:33 p.m.

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

Members absent: Chris Dixon.

Council Liaison: Jayne Pearce (present)

Staff Present: Derek Teini, Planning Manager; Philip Gabathuler, Principal Planner; Joseph Shahidi, Associate Planner; Todd Feezer, Assistant City Manager; 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 8-28-2023

MOTION BY MATTIMORE, seconded by Buccino, to approve the minutes from August 28, 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

Deputy Clerk- upcoming term expirations for 3 members.

4.A. Casper Aquifer Protection Zone Update

Update on process related to the Zoning Boundary Update for the Casper Aquifer Protection Area.

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

None.

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6. CURRENT PLANNING PROJECTS

6.A. OLD BUSINESS: No items.

6.B. NEW BUSINESS:

6.B.i. TA-23-06 LMC 13.28.010 - Vault Toilets

MOTION BY BUCCINO, seconded by O'Toole, to approve the modified recommendation as stated in the staff report.

Public Comment: none.

Roll call showed Aye: Buccino, Mattimore, O'Toole, Schneider. Nay: Prasilik and Moody. Absent: Dixon. MOTION CARRIED.

6.B.ii. CUP-23-06: 988 Pierce Street – Oversized Accessory Building/Number of Accessory Buildings

MOTION BY MATTIMORE, seconded by Schneider, to approve a Conditional Use Permit for the establishment of an oversized accessory building and to allow more than 2 accessory buildings on a lot zoned R1 (Single Family Residential) District as shown in the attached plans, located at 988 Pierce Street, based on findings of fact and conclusions of law and subject to all staff's recommended conditions.

Public Comment:

Theresa and Robert Frausto- concerned with the location of the building.

Roll call showed Aye: Buccino, Mattimore, Schneider, and Moody. Nay: O'Toole and Prasilik. Absent: Dixon. MOTION CARRIED.

6.B.iii. TA-23-05 Amendments to Table 15.10-1: Table of Allowed Uses Regarding Limited Manufacturing (LM) Zone District

MOTION BY O'TOOLE, seconded by Mattimore, to recommend that the City Council approve amendments to Table 15.10-1 of the Laramie Municipal Code, based on findings of fact and conclusions of law, as recommended by staff, and as shown in Attachment "A".

Public Comment:

Dustin Richards (Pence and MacMillan)- provided additional information.

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

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7. LONG RANGE PLANNING PROJECTS

No items.

MOTION BY MOODY, seconded by Mattimore, to adjourn as Planning Commission and reconvene as Board of Adjustment.

MOTION CARRIED by voice vote.

Planning Commission adjourned at 6:41 pm.
Board of Adjustment convened at 6:41 pm.

8. VARIANCES (sitting as Board of Adjustment)

(Swearing in of witnesses.)

8.A. VAR-23-02: 4308 E. Grand Ave – Wall Sign Allowance – LMC 15.14.120.D.2.E – Maximum Sign Allowance

MOTION BY MATTIMORE, seconded by Prasilik, to approve the requested variance from Laramie Municipal Code 15.14.120.D.2.e, that would allow the applicant to install wall signage to the front of the building that exceed the total cumulative square footage allowed for buildings in the B2 Zone, located at 4308 East Grand, based on findings of fact and conclusions of law and subject to the recommend conditions.

Public Comment: none.

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

8.B. VAR-23-01: 988 Pierce Street – Accessory Building – LMC 15.28.030.A.4 – Accessory Buildings Subordinate in Area to Principal Use

MOTION BY MOODY, seconded by Mattimore, to approve the requested variance from Laramie Municipal Code 15.28.030.A.4, that would allow the applicant to construct an accessory building that exceed the total cumulative square footage of accessory buildings in the R1 Zone and that exceeds the square footage of the principal use, located at 988 Pierce Street, based on findings of fact and conclusions of law and subject to the recommend conditions.

Public Comment: none.

Roll call showed Aye: Buccino, Mattimore, Prasilik, Schneider, and Moody. Nay: O'Toole. Absent: Dixon. MOTION CARRIED.

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9. ADJOURN

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

MOTION CARRIED by voice vote.

Meeting adjourned at 7:09 p.m.

APPROVED:



Chris Moody, Planning Commission Chair

10/9/23

Date



Derek Teini, Planning Manager

10/9/23

Date