

WORLAND BOARD OF ADJUSTMENT AND PLANNING COMMISSION
Regular Meeting
January 14, 2016

The Worland Board of Adjustment and Planning Commission (BAPC) met Thursday, January 14, 2016 at noon at Worland City Hall Council Chambers. Commission members in attendance were: Acting Chairman Garret Immesoete, Member Mike Bies, Member Mike Dykman and Member Scott Fritzler. Also attending were: Planning Consultant, Ron Vanderpool; Building Inspector, Nick Kruger; Clerk/Treasurer Tracy Glanz and visitor Kevin Bentch. Members Terry Sutherland and Landis Benson were absent.

Acting Chairman Immesoete brought the meeting to order and asked for approval of the minutes from the December 10, 2015 meeting. It was requested that the minutes of the previous meeting be corrected to include the public hearing date of January 21, 2016.

Motion: to approve the minutes of the December 10, 2015 meeting as corrected.

By: Member Dykman.

Second by: Member Fritzler.

Vote: The motion passed unanimously.

The Board discussed the need to have a final meeting in February, 2016 to discuss any changes to Chapter 24 after the public hearing. It was decided that a meeting would be necessary.

Kevin Bentch was in attendance to answer any questions about his Application for a Special Exemption at 639 N. 10th Street to convert the back part of the office space for Benchmark Computer Consulting into a living area. The special exemption would be classified as a live/work unit and could not be turned into any other type of living unit. Planning Consultant Vanderpool stated that the application meets the requirements for a special exemption but a public hearing will need to be held. Discussion followed on where the building is at, the type of separation needed between the living space and working space and what will be determined through the building permit process. Parking and rear egress was discussed with assurance from the Planning Consultant and Building Inspector that there should be no issues with either item. Planning Consultant Vanderpool requested that the Board set a date for a public hearing for Mr. Bentch.

Motion: to hold a Special Exemption Public Hearing for Mr. Bentch at noon on February 11, 2016 at the regularly scheduled BAPC meeting.

By: Member Fritzler.

Second by: Member Dykman.

Vote: The motion passed unanimously.

The Board discussed the definition of Solar Collector under the revisions to Chapter 24 (Zoning) Article II referring to the language dealing with a minimum standard of twenty-five thousand (25,000) BTUs. It was recommended that the language dealing with the minimum standard be stricken. Planning Consultant Vanderpool will research the ICC and CFR regulations; the Board agreed to wait for research and public input at the hearing before making any adjustments to the current draft.

Acting Chairman Immesoete reminded the Board about the public hearing on January 21st from 5:00 to 6:00 and 7:00 to 8:00 p.m. at the Worland Community Center Complex and asked all members to attend.

Acting Chairman Immesoete asked for nominations from the floor for Chairman since Terry Sutherland is ineligible due to term limits. Member Bies nominated Garret Immesoete as Chairman and Terry Sutherland as Vice Chairman. There were no other nominations from the floor.

Motion: to cease nominations for Chairman and Vice Chairman.

By: Member Fritzler.

Second by: Member Bies.

Vote: The motion passed unanimously.

Motion: to cast a unanimous ballot for Garret Immesoete as Chairman and Terry Sutherland as Vice Chairman.

By: Member Bies.

Second by: Member Dykman.

Vote: Member voting AYE: Fritzler, Dykman, Bies; Members voting NAY: None; Members ABSTAINING: Immesoete; the motion passed by a vote of 3-0-1.

There being no further business to come before the Board, the meeting adjourned at 1:08 p.m.

Garret Immesoete, Acting Chairman

Tracy A. Glanz, Clerk/Treasurer