

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

The Worland Board of Adjustment and Planning Commission (BAPC) met Thursday, April 14, 2016 at noon at Worland City Hall Council Chambers. Commission members in attendance were: Chairman Garret Immesoete, Member Terry Sutherland, Member Mike Bies, Member Landis Benson and Member Mike Dykman. Also attending were, Building Inspector Nick Kruger, Fire Chief Chris Kocher, Planning Advisor Ron Vanderpool, Clerk/Treasurer Tracy Glanz and Deputy Clerk Norma Homan. There were four (4) visitors in attendance.

Chairman Immesoete brought the meeting to order and asked for approval of the minutes from the March 24, 2016 meeting.

Motion: To approve the minutes of the March 24, 2016 regular meeting.

By: Member Bies

Second by: Member Fritzler

Vote: The motion passed unanimously.

Clint Bain requested a variance to put up a 4' chain link fence around the perimeter of Lot 5 and Lot 6 on 1204 Robertson. Chairman Immesoete requested that Mr. Bain get the lots surveyed before he puts up the fence. Planning Advisor Ron Vanderpool explained the reason why properties will now have to be surveyed.

Motion: To approve the variance requested for a 4' fence on both lots at 1204 Robertson Avenue.

By: Member Fritzler

Second By: Member Sutherland

Vote: The motion passed unanimously.

Fidel Molina requested a variance to put up a 4' chain link fence on his property at 201 Robertson Avenue. He has received letters from the Police Department and Post Office concerning his dog. Chairman Immesoete also requested that his property be surveyed. Mr. Molina stated that his property was surveyed when his current fence was put up.

Motion: To approve the variance for 4' chain link fence at 201 Robertson Avenue.

By: Member Sutherland

Second By: Member Dykman

Vote: The motion passed unanimously.

Midway Auto Sales provided a site plan for lot improvements on 1800 Big Horn Avenue. Planning Advisor Ron Vanderpool has had conversations with Ryan Green in regards to the application and Midway has met everything the Board has asked them to do. The sidewalk construction will be done by WYDOT this summer.

Motion: To approve the site plan application with the stipulation that if any other alterations need to be done, Midway Auto will need to come back to the board for approval.

By: Member Landis

Second By: Member Fritzler

Vote: The motion passed unanimously

Terry Sutherland informed Members that Mayor Duffy received a letter from the Wyoming Business Council congratulating Worland on their approval for Main Street Program Affiliate Status. Terry has the timeline from the Main Street Program starting in April 2016 but Worland will not do anything until May 20, 2016. After Terry gets back from Wisconsin he will contact the Main Street Program to set up a meeting.

Planning Advisor Vanderpool discussed with Members the Urban Systems Advisory Meeting that took place April 13, 2016. The Urban Systems funds are used to complete or add streets identified by the Board. The most recent use of this funding was for the 23rd street project. The fund grows annually and is supplied by a Federal Program through WYDOT and is disbursed among communities that qualify. The most recent proposed project is Washakie Avenue where a study is being done on truck traffic and sage creek ditch flows. There may be a meeting in the near future in regards to that study. Planning Advisor Vanderpool asked the WYDOT about the Culbertson Bridge because it is listed on the Comprehensive Master Plan to preserve it; the Bridge is under WYDOT ownership. In order to maintain funding through urban systems the city has to have a population higher than 5,000 residents. If we are under that number we could lose funding for the next ten years.

Member Scott Fritzler ask if anyone knew the status of the old Chamber of Commerce office building located by the Court House. Building Inspector Nick Kruger said that the building has had water and mold problems. The building is owned by the Chamber of Commerce but they have a serious budget issue and could not come up with 100,000 to 150,000 to fix the building. Member Fritzler would like to see the Chamber of Commerce located on Main Street instead of being on a side street. Member Sutherland shared that when the Museum was being built there was a discussion to have the Chamber of Commerce in the same building but the Museum did not want that competition. Discussion followed on how to bring different groups such as Main Street Planning, WDA, Chamber of Commerce and the Visitors Council together to be able to work together. Members agreed to start with the Chamber of Commerce and the Visitors Council by inviting them to attend the next BAPC meeting to understand how they can help with the Comprehensive Master Plan. Letters will be put together and copy of the Matrix of Goals will be sent to the two businesses.

Motion: To invite the Chamber of Commerce and the Visitors Council to the next BAPC Meeting on April 28, 2016.

By: Member Bies

Second By: Member Landis

Vote: The motion passed unanimously

With no further business, the meeting adjourned at 2:35 PM.

Garret Immesoete-Chairman

Norma Homan, Deputy Clerk