

**Planning and Zoning Minutes**  
**February 11, 2014**

**Committee Members Present:** Phyllis Brooks Collins, Bill Spruill, Kyle Dixon, Dave Van Kavelaar

**Signed in Guests:** Pam Haddick, Sade Glass, Mike Marasco, Lisa Fulcher

The meeting was called to order at 1930. The minutes of the December 10, 2013 meeting (no P&Z meeting in January) were emailed in December and comments, additions and deletions were requested. Hard copies of the December meeting minutes were also furnished this evening. A motion to accept the December 2013 minutes was unanimously approved. Phyllis congratulated Kyle Dixon on his selection to the P&Z board and we all look forward to his contribution to our efforts.

**Old Business:** Sade Glass was present to get the pulse on the board's position of a variance request at 318 Grant Street (see November 2013 minutes). In review, the surveyor, Douglas Annand, had prepared a Minor Subdivision & Boundary Survey Plan with appropriate setbacks designating where a new structure could be constructed. Ms. Glass is seeking an unofficial opinion from the board as to her requesting a variance to reduce the setback limit from 35 feet to 30 feet off the state maintained roadway, Grant Street. If the variance would be approved, the new house would still be further set back from Grant Street than other existing structures east of the subject lot. The P&Z board felt that her request should be approved.

Mike Marasco expressed displeasure in the time required to address his situation pertaining to the annexation of 10880 Westville Road. The problem is that annexed land falls into the zoning designation, R-1, Residential. Mike originally stated an interest in eventually having the zoning changed to C, Commercial. In June, Pam had contacted Linda Raab at the U of D (July 2013 minutes) to amend the Land Use Code to provide language for mixed usage in a commercial zone. The cost to accomplish Wyoming Planning and Zoning Tasks by the U of D has been reduced to \$3,600, down from \$11,000. Pam will request Linda Raab to attend our next meeting with wording that would address mixed use of land in a commercial zone.

In preparation for our meeting with Ms. Raab, Phyllis recommended the P&Z board have an informal meeting (March 4 @ 1900) to address possible changes to the Comp Plan Maps based on future land use potential and the contraction or expansion of TC, (Town Center), boundaries.

**New Business:** None. Having no further business to conduct, the meeting was adjourned at 2035.

Respectfully submitted,

  
David Van Kavelaar