

WORLAND BOARD OF ADJUSTMENTS & PLANNING COMMISSION
Regular Meeting
March 27, 2008

The Worland Board of Adjustments & Planning Commission met on Thursday, March 27, 2008, at the Little Chicago Restaurant. Chairman Emmett presided with the following members in attendance: Bob Michaels, Tom Harrington and Tim Spadi. Member Duffy was absent.

Also in attendance were Building Official Ron Vanderpool, City Engineer Representative David Anderson and 1 visitor.

Chairman Emmett moved to the first item on the agenda being the approval of minutes from the February 27th meeting. Vice Chairman Michaels moved to approve the minutes and Member Harrington seconded the motion. The motion passed unanimously. The minutes will stand as written.

Chairman Emmett moved to the next item on the agenda being a site plan submitted by Doug Hepp to construct a dentist office in the Bomber Peak Subdivision. Chairman Emmett addressed concerns that Member Duffy had emailed planning commission members. One concern was the landscaping and the buffer between the residential and commercial lots in the Bomber Peak Addition. After reviewing the covenants of the Bomber Peak Addition, a fence or vegetation is allowed. Other concerns Member Duffy had listed were parallel with the City Engineers office. David Anderson addressed the concerns from their (Donnell & Allred, Inc) review. Concerns listed were: 1) Curb cuts on 34th Street are too close to Paintbrush Lane and the north property line. 2) Parking lot drainage needs to be handled on site. 3) Setbacks, boundary and easements must be certified by a licensed engineer or surveyor. 4) Southeast corner is curved with a radius of 20 feet. Distances of 154.68 ft and 119.42 feet on the plat are from the ends of the curve. 5) Lot dimensions as platted are to the back of the sidewalk, not the back of the curb. 6) Utility easement is the 10 ft behind the sidewalk, not the back of the curb. 7) Why is there an offset sidewalk on 34th St? 8) Is this the landscape plan? What is the landscaping? 9) What is the back drive to be used for? Discussion followed. Member Harrington made a motion to contingently approve this site plan with the understanding that the concerns submitted by Member Duffy and the letter from Donnell & Allred, Inc. dated 3-26-08 are addressed to the satisfaction of the City Engineer, in particularly the proper location of the boundaries, on-site drainage and landscaping and if there are any other concerns that they will be placed on the agenda for the next BAPC meeting. Member Michaels seconded the motion. The motion passed unanimously.

Chairman Emmett moved to the last item on the agenda being the B-1 zone. Discussion followed. Chairman Emmett asked that all planning commission members review the proposed businesses so that a decision on the B-1 could be made at the April 10th meeting.

With no further business, the meeting adjourned.

Chairman Herm Emmett

Recording Secretary Wendi Dickerson