

Albany County Planning and Zoning Commission
REGULAR MEETING of February 10, 2021
Minutes

Staff Present – David Gertsch – Planning Director, Joe Wilmes – Assistant Planner,
Jennifer Curran – County Civil Attorney

I. PLEDGE OF ALLEGEANCE

II. CALL TO ORDER/ROLL CALL (Time: 2:05p)

Chairman: The Regular Meeting of the Planning and Zoning Commission will come to order.

Chairman: Will the secretary call the roll.

Vote: Mr. Hinckley: Present Mr. Kennedy: Present

 Mr. Spiegelberg: Present Ms. Hanning: Present

 Chairman Moore: Present

III. Approval of Agenda

Chairman: Are there any additions or deletions to the agenda for February 10, 2021?

Chair will entertain a motion to accept the agenda for February 10, 2021, as AMENDED.

Mr. Kennedy makes a motion to approve the agenda with the changes of moving the election to after disclosures and move current planning projects to after the election.

Mr. Hinckley moves to add a discussion to Other Items/Announcements.

So moved by Commissioner Hinckley.

Seconded by Commissioner Hanning.

Motion Carried

IV. Approval of Minutes

Chairman: Are there any corrections to the minutes for the January 13, 2021 meeting?

Chair will entertain a motion to accept the minutes for the January 13, 2021 meeting as presented/with corrections.

Mr. Hinckley asked to have more expansion on minutes going forward.

So moved by Commissioner Kennedy.

Seconded by Commissioner Hinckley.

Motion Carried.

V. DISCLOSURES:

Chairman: The Chair calls for any disclosures to be known.

No disclosures were made.

Chairman: The discussion will be conducted in accordance with the State Statutes, the Rules of the Planning and Zoning Commission, and other applicable laws. I would ask the individuals who address the Commission to approach the lectern, identify yourself, and state your address.

VI. ELECTION

A. Election for Chairperson

Mr. Hinckley nominates Mr. Moore to be Chairman.

Ms. Hanning nominates Mr. Moore to be Chairman.

Mr. Kennedy motions to make it a unanimous vote for Mr. Moore.

Seconded by Mr. Spiegelberg.

Motion carries for Mr. Moore to be Chairman.

B. Election for Vice Chairperson

Ms. Hanning nominates Mr. Kennedy to be Vice Chairman.

Ms. Hanning motions for Mr. Kennedy to be Vice Chairman.

Seconded by Mr. Hinckley.

Motion carries for Mr. Kennedy to be Vice Chairman.

VII. CURRENT PLANNING PROJECTS

I. APOZ Regulations

Mr. Gertsch opens explain that the Board of County Commissioners request the Planning and Zoning Commission pass on the APOZ Regulations to the Board of County Commissioners for review.

Mr. Gertsch gives a brief overview of what has been changed in the APOZ Regulations to this point.

Mr. Hinckley asks a question to Ms. Curran about the process but thinks that the APOZ Regulations should move to the Board of County Commissioners as soon as possible.

Ms. Hanning agrees with Mr. Hinckley that the APOZ Regulations should get to the Board of County Commissioners as soon as possible.

Mr. Spiegelberg agrees with the others that the APOZ Regulations should get to the Board of County Commissioners as soon as possible, but is concerned that the City of Laramie is over reaching; He reads a letter to the other commissioners about his concerns about Telephone Canyon and

has a professional say that there is no contamination from septic tanks or wells on the aquifer.

Mr. Hinckley moves to either certify the APOZ Regulations to the Board of County Commissioners or if a 30 day public comment is required, pass on the APOZ Regulations to the Board of County Commissioners after the 30 days along with the comments.

Vice Chairman Kennedy seconds the motion and thinks that the APOZ Regulations should also be passed to the Transportation Authority Board.

Motion carries.

Vice Chairman Kennedy left meeting at 2:56 after the APOZ motion.

VIII. PUBLIC APPLICATIONS

A. Walters Subdivision

David Gertsch, Planning Director, gave the staff report.

Mr. Hinckley asked Mr. Gertsch a few questions about this subdivision.

Ms. Hanning had questions about the relationship between the septic systems and the well.

The applicant and Mr. Gertsch were able to answer the questions of the commissioners.

Mr. Spiegelberg and Chairman Moore had no concerns.

No public comments were made.

A motion was made by Mr. Spiegelberg and seconded by Ms. Hanning to approve the Walters Subdivision Final Plat SD-07-20.

The vote was unanimous.

Motion carried.

B. Two Rivers Subdivision

Joe Wilmes, Assistant Planner, gave the staff report.

Mr. Spiegelberg had a question making sure that the drainage corridor was approved by County Engineer Bill Gorman, it has been approved.

Mr. Hinckley had a few questions about the variance request and findings of fact.

Ms. Hanning also had a question about the variance process.

Mr. Gertsch answered their questions.

No questions from Chairman Moore.

Mr. Hinckley asked the applicant about the wells and septic systems on the vacant lots.

No public comments were made.

A motion was made by Mr. Hinckley and seconded by Mr. Spiegelberg to accept the variance and change the findings of fact accordingly.

The vote was unanimous.

Motion carried.

A motion was made by Mr. Hinckley and seconded by Mr. Spiegelberg to approve the findings of fact and conclusions of law and the application contingent upon receipt of acceptance from the fire warden.

The vote was unanimous.

Motion carried.

IX. OTHER ITEMS/ANNOUNCEMENTS

A. Discuss Meeting Times

Mr. Hinckley would like to move the meeting time to a night meeting for the public to be able to participate more.

Ms. Hanning is flexible but would like to see the public be able to participate.

Mr. Spiegelberg comments that the meeting moving to 2:00 was not only for the commission members but also for other people that live in the county.

Moore would prefer to have the meeting times stay at 2:00 for the next couple months and change the time in May possibly.

Vice Chairman Kennedy would like to set a time for the rest of the year and suggests that the meeting times be at 2:00 for March and April, 4:00 pm for May-August, and change back to 2:00 pm from September-December.

A motion was made by Vice Chairman Kennedy and seconded by Mr. Spiegelberg to meet at 2:00 pm for March and April, 4:00 pm for May, June, July, and August, and 2:00 pm for September, October, November, December, and January.

The vote was unanimous.

Motion carried.

B. Ms. Curran got back to the commissioners after conferring with Peggy Trent, County Attorney, about the APOZ Regulations and says that the regulations can move to the Board of County Commissioners immediately and that the board will put out the regulations for public comment for 45 days.

C. Mr. Spiegelberg asked Hinckley if the biggest threat to the aquifer is a major accident on I-80.

Mr. Hinckley responded to Mr. Spiegelberg stating that the biggest threat to the aquifer in his opinion is either a major accident on I-80 or the constant “drip, drip, drip” of development on the aquifer.

D. Next Meeting March 10, 2021 at 2 p.m.

XI. CITIZEN COMMENTS – Non-Agenda Related Topics

No public comments were made.

XII. ADJOURNMENT

A motion was made by Vice Chairman Kennedy and seconded by Mr. Spiegelberg to adjourn the regular meeting.

The vote was unanimous.

Motion carried.

Meeting adjourned at 4:23 p.m.