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DEPARTMENT OF PUBLIC WORKS
JUNE 20, 2019
PRE-MEETING WORKSHOP
CAMPBELL COUNTY PLANNING COMMISSION

The June 20, 2019 pre-meeting workshop of the Campbell County Planning Commission began at 6:00 P.M. in the Public Works Conference Room. Members present were: Bob Jordan, Bruce Brown, Miles Williams and Todd Hildebrand. Staff present was Megan Nelms, Planner and Zoning Administrator, Kevin King, Public Works Director, and Clark Melinkovich, Staff Engineer.

No official action was taken.

The meeting adjourned at 7:00 P.M.

Megan Nelms, AICP
Planner and Zoning Administrator

MEMBERS PRESENT

Todd Hildebrand, Chairman
Bruce Brown, Vice-Chair
Bob Jordan, Member
Miles Williams, Member

MEMBERS ABSENT

Marc Matlick, Member

STAFF MEMBERS PRESENT

Megan Nelms, Planner and Zoning Administrator
Kevin King, Public Works Director
Clark Melinkovich, Staff Engineer

The meeting was brought to order by Chairman Hildebrand at 7:00 p.m.

Approval of Minutes

Chairman Hildebrand called for a motion for the approval of the minutes from the May 16, 2019 County Planning Commission meeting. Bob Jordan motioned, Bruce Brown seconded. All voted Aye. Motion carried.

**Case No. 19.03 CRSD - US Chemical Solutions, LLC., Simple Subdivision
Bret Van Rensselaer /Doyle Surveying**

Bruce Brown made a motion to hear the case and recommend approval, pending completion of all planning considerations. Miles Williams seconded the motion. Megan Nelms presented the case, and recommended approval of the simple subdivision upon completion of all planning considerations.

Chairman Hildebrand asked if the property owner would explain the flag lot configuration on the record of survey. Bret Van Rensselaer, PO Box 277 Lingle, Wyoming, approached the Board. Bret explained he owns the 40-acre tract adjacent to the northwest corner of this property. There is an industrial water well on the parcel, which is utilized by his business/buildings on the parcels east of this land, abutting Little Powder River rd. He would like to retain the strip on the north side for use for water lines and other infrastructure. Bret said he's had issues with easements in the past, with people encroaching on them and other issues and he doesn't want to deal with that again, so the configuration of the lot made sense to him. He is trying to make sure he has access to the other lot while not having someone else's equipment parked over the easement area. He is looking to sell tract two.

Megan explained that the majority of the time, developers create flag shaped lots to avoid building roads and attempt to utilize multiple approaches onto a road. This configuration is opposite of a normal flag lot, with the "pole" being away from the road. Megan also

stated that while the regulations prohibit flag lots, they may be allowed in instances where unusual topography, emergency access or infrastructure needs warrant one. She stated Mr. Van Rensselaer's use of the flag lot probably warrants an exception.

Chairman Hildebrand said he was confused about the road that runs north/south up to the lot on the north west. Bret explained there is a road easement on the east side of the lot line for the road running north-south. It curves to the west at the top of the property to cover the "corner hop" and connects to the parcel to the northwest. So the parcel to the northwest does have access to Little Powder River Rd.

Bob Jordan asked Bret if he was going to keep the zoning industrial. Bret responded he is. Bob asked Bret if he is worried about his pipeline being damaged by someone using his road. Bret explained that the pipeline is in the very northern part of the lot in the strip. His concern is if they sell the whole forty acres, he could put an easement on it prior to selling it, but he's afraid the equipment would be parked on it away from the road.

Miles Williams asked Bret why he wants to sell tract two. He responded he has no need for that portion of the land, and it would help him pay for improvements.

Chairman Hildebrand asked the Board if there were any more questions or comments. There were none.

Chairman Hildebrand asked that the Commission be polled on the motion to approve case number 19.03 CRS, US Chemical Solutions, LLC., Simple Subdivision, pending completion of all planning considerations. Voting was as follows:

Todd Hildebrand	Yes
Bob Jordan	Yes
Miles Williams	Yes
Bruce Brown	Yes
Motion Carried	4/0.

Adjournment

There being no further business to come before the Board, Chairman Hildebrand adjourned the meeting at 7:16 p.m.

Todd Hildebrand, Planning Commission Chairman
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NOTE: Campbell County Planning Commission meeting minutes contain a summary of discussions and are not intended to be verbatim.