

**CITY BOARD OF ADJUSTMENT
MINUTES OF DECEMBER 4, 2024**

Name	Title													
		01/03/2024	02/07/2024	03/06/2024	04/03/2024	05/01/2024	06/05/2024	07/03/2024	08/07/2024	09/04/2024	10/02/2024	11/06/2024	12/04/2024	
Josh Sayer	Chair	C	C	C	1	1	C	1	C	C	C	C	1	
Oscar Heinrich	Vice Chair	C	C	C	1	1	C	A	C	C	C	C	1	
George Warmer	Member	C	C	C	1	A	C	A	C	C	C	C	1	
Michael Bruschwein	Member	C	C	C	1	1	C	A	C	C	C	C	1	
Chris Hayes	Member	C	C	C	1	1	C	1	C	C	C	C	1	
Dave Hagstrom	Member	C	C	C	1	1	C	1	C	C	C	C	A	
Brian Roush	Member	C	C	C	E	1	C	1	C	C	C	C	1	
TOTAL NUMBER OF APPLICATIONS 2024		01/03/2024	02/07/2024	03/06/2024	04/04/2024	05/01/2024	06/05/2024	07/03/2024	08/07/2024	09/04/2024	10/02/2024	11/06/2024	12/04/2024	TOTAL
Variance		-	-	-	1	1	-	1	-	-	-	-	1	4
Appeal		-	-	-	-									

Chairman Josh Sayer called the meeting to order at 6:00 PM.

Attending:

Nicole Cromwell, Zoning Coordinator; Karen Husman, Planner; Brenda Berns, Planning Clerk

Public Comment

Chairman Sayer opened the public comment period and asked if there was anyone wishing to speak during the public comment portion of the meeting. There were none.

Approval of Meeting Minutes

Meeting minutes for July 3, 2024 – Approved by motion. Board member Heinrich made a motion, seconded by Board member Warmer, to approve the minutes.

Disclosure of ExParte Communications - None

Disclosure of Site Visits – Board members Bruschwein, Warmer, Heinrich visited the site of Variance 1376

Disclosure of Conflict of Interest - None

Public Hearing

City Variance 1376 – 4221 Kari Lane – CMU2 Building and Siting – Zoning variance from Section 27-406, Table 27-4000.3.A.1 – Build-to Corner, A.3 – Minimum Front Lot Line Coverage, A.5 – Street-side Build-to-Zone and E.16 and 17 – Minimum Front Facade Door & Window coverage, in a Corridor Mixed Use 2 (CMU2) zone district on Lot 14A, Block 1 of Montana Sapphire Subdivision, having a general address of 4221 Kari Lane, a 2.083-acre parcel of vacant land. The proposed use is for a carwash, and the parcel has three street frontages. Tax ID: C13967

Karen Husman, Planner gave a brief presentation of the variance request and recommendation.

Recommendation

Planning staff is recommending Conditional Approval based on draft findings of the review criteria for variances and the Eleven (11) conditions referenced from Section 27-1627.E

Applicant’s Agent:

Taylor Kasperick, Performance Engineering; agent for the purchaser of the property- Mr. Kasperick stated this is the owner’s 14th project in Wyoming and Montana. The subdivision was originally platted in 2002, the CCR’s require 25’ set back from property line, which creates a conflict between the zoning code and CCR’s. The one condition that gives pause is the architectural feature requirement for the frontage on Dannell St, which we believe already exists and would request that condition be omitted or revised.

Questions

Board Member Heinrich sought clarification on the extent of the decorative features. Ms. Cromwell explained that the condition was designed to create the illusion of windows rather than a solid wall for people walking by the property.

Board Member Sayer inquired about how the agent’s interpretation of the architectural features is approved. Ms. Cromwell clarified that this approval would take place during the subdivision review process.

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Board member Heinrich asked if the percentage of coverage was stipulated for the architectural feature. Ms. Husman advised that it was not specifically documented. Board Member Heinrich noted that the body shop to the south has false windows designed to create the illusion of an open building and would be a good representation of the architectural requirement.

Board Member Hayes requested clarification regarding the interior. Mr. Kasperick explained that the backside of the 50-foot wall houses the automatic wash bay. He added that the owner has concerns with changing the architectural design, as the current building plan aligns with the overall design of the other 13 car washes they own, and they wish to maintain that consistency. They also expressed concerns about incorporating actual windows on the wash bay side, citing potential structural integrity issues and the risk of glass instability, which could lead to shattering or breakage.

Motion

Approved by motion. Board member Heinrich made a motion to approve City Variance 1376 with staff recommended conditions, seconded by Board member Warmer. Motion was carried with a unanimous vote.

Other Business:

Ms. Cromwell advised the board that there will not be a meeting in January 2025

ADJOURNMENT: The meeting adjourned at 6:29 PM.

ATTEST: Draft to be approved by a motion at the next regularly scheduled meeting.

Brenda J Berns, Planning Clerk