

**REGULAR WORK SESSION
MEETING**

April 23, 2024

6:00 PM

City Hall



CITY OF MILLS
EST. 1921

Mayor:
Leah Juarez
Council President:
Sara McCarthy
Council Members:
Cherie Butcher
Brad Neumiller
Tim Sutherland

AGENDA

CALL TO ORDER

AGENDA ITEMS

1. Community Development Director - Planning Grant App - 2017 Mills Comprehensive Plan
2. Community Development Director - DOT Safe Routes to School Planning Grant
3. City Planner - Special Review 315 Van Horn

ADJOURNMENT

AGENDA SUBJECT TO CHANGE WITHOUT NOTICE

In accordance with the Americans with Disabilities Act, persons who need accommodation in order to attend or participate in this meeting should contact City Hall at 307-234-6679 within 48 hours prior to the meeting in order to request such assistance.

Slensker Car Dealership

Special Review Permit

City Council Meeting

April 23, 2024

Applicants: Grant Slensker

Case Number: 24.01 SPC

Summary: Mr. Slensker has applied for a special review permit to operate a used car dealership on a portion of the W1/2 NE1/4, Section 7, T33N, R79W, also known as 315 Van Horn Avenue. Per Section 17.08.030 of the Zoning Regulations, Motor Vehicle Sales requires a Special Review permit in the EB (Established Business) District.

Legal Description: A portion of the W1/2 NE1/4, Section 7, T33N, R79W

Location: The property is located at 315 Van Horn Avenue, just east of the intersection with W Yellowstone Highway and Van Horn Avenue.

Current Zoning: EB (Established Business)

Planning Considerations:

1. The Special Review permit is granted strictly for an Automobile Sales use.
 2. Obtain a Business License from the City of Mills Town Clerk.
 3. Only four (4) vehicles may be parked for sale on the site at any time.
 4. The Special Review permit runs with the land and succeeds to the benefit of subsequent owners, subject to the terms and conditions of this permit.
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Staff Recommendation: Staff recommends APPROVAL of the Special Review Permit.



**CITY OF MILLS
PETITION FOR ZONE CHANGE**

Item #3.



**or
APPLICATION FOR SPECIAL REVIEW PERMIT**

Pursuant to the Mills City Code

City of Mills, Wyoming
704 4th Street (Physical address)
P.O. Box 789 (Mailing address)
Mills, Wyoming 82644

Date: 4-3-24

Return by: _____
(Submittal Deadline)

For Meeting on: _____

ZONE CHANGE SPECIAL REVIEW

PLEASE PRINT

PRIMARY CONTACT: Grant Slensker

APPLICANT/PROPERTY OWNER(S) INFORMATION:

Print Owner Name: Grant Slensker

Owner Mailing Address: 7290 Lake DR

City, State, Zip: Evanston WY 82636

Owner Phone: 307-262-4137

Applicant Email: slensker307@gmail.com

AGENT INFORMATION:

Print Agent Name: _____

Agent Mailing Address: _____

City, State, Zip: _____

Agent Phone: _____

Agent Email: _____

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): PT W/2 NE: (ARV MILLS TRS)
7-33-79 Com

Physical address of subject property if available: 315 Van Horn building 2

Size of lot(s) 5.25 acres sq. ft./acres.

Current zoning: Commercial Current use: Storage

Intended use of the property: Car dealer ship

Zoning within 300 feet: _____ Land use within 300 feet: _____

ATTACHMENTS (REQUIRED):

- **Proof of ownership:** _____ (such as deed, title certification, attorney's title opinion)

SIGNATURE(S):

The following owner's signature signifies that all information on this petition/application is accurate and correct to the best of the owner's knowledge; and that the owner has thoroughly read and understands all petition/application information and requirements. [In addition to the owner's signature(s), if an agent of the owner is also to be notified and/or contacted for all communications relating to this application, please have the agent sign below.]

I (We) the undersigned owner(s) of the property described above do hereby petition/make application to the City of Mills for:
Car dealer ship

OWNER Signature Grant Slensker

OWNER Signature _____

AGENT Signature _____

FEE: \$250.00 (non-refundable)

315 Van Horn Site Plan – Grant Slensker

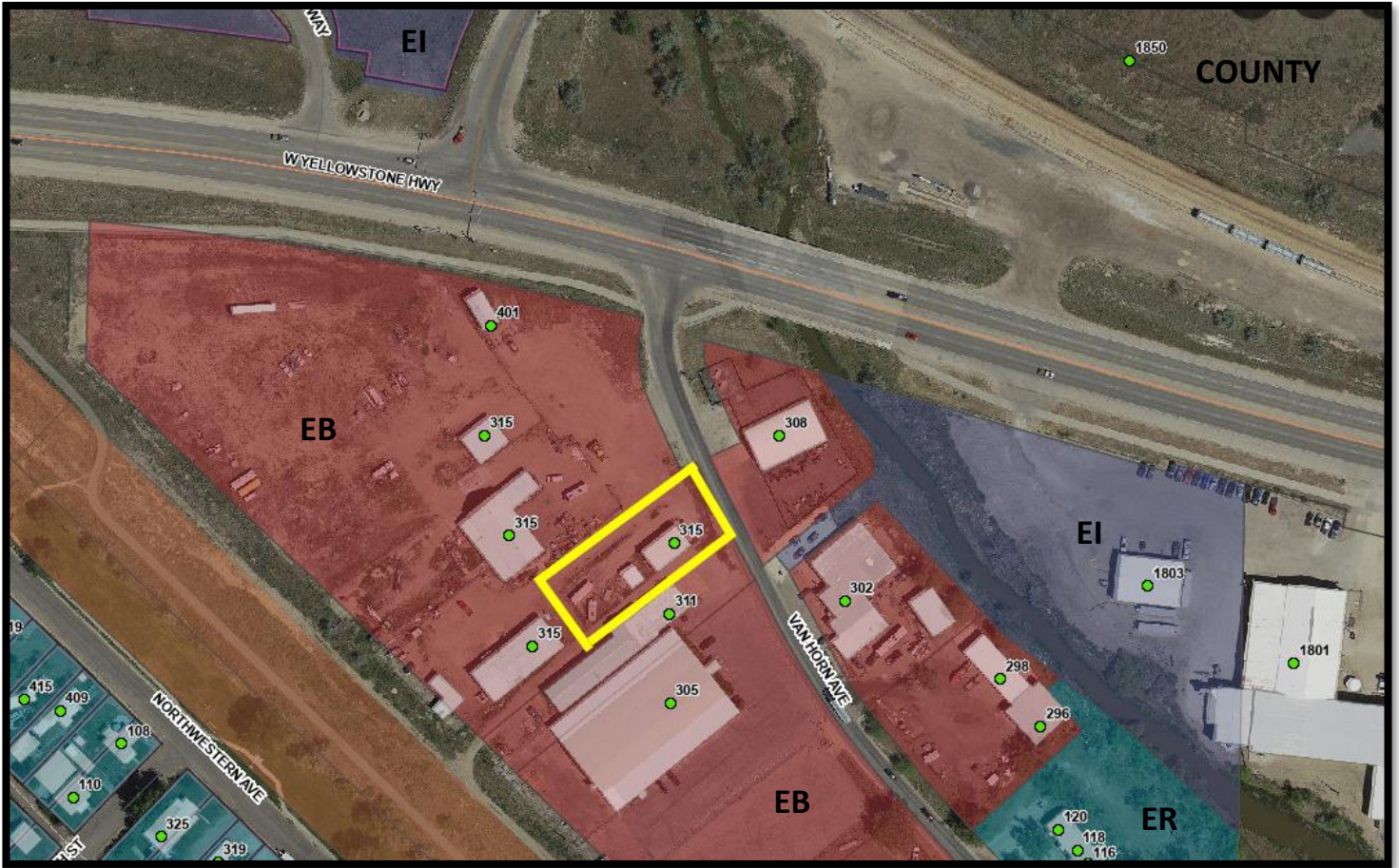
BLUE = Off-street customer parking

ORANGE = For Sale vehicle parking area

I plan on having 4 cars at one time tops. I have a 4x8 sign that I wall hang this weekend. I am in building 2 from the assessor page showing the description as a repair shop. I have a full time job at a store here in Casper so have my hours will be Monday 9:00 to noon and Saturday 8-9 or by appointment



315 Van Horn Ave – Motor Vehicle Sales Special Review Permit



Mills Zoning Districts

Mills, DB	Mills, ER: Established Residential
Mills, DI: Developing Industrial	Mills, PLI: Public Land Institutions
Mills, DMH: Developing Mobile Home	Mills, PUD: Planned Urban Development
Mills, DR: Developing Residential	Mills, MSR: Mixed Sized Residential
Mills, EB: Established Business	Mills, MU: Mixed Use
Mills, EI: Established Industrial	Mills, UA: Urban Agriculture
	Mills, UR: Urban Agriculture Residential

Name	Address	City	State	Zip
Jerry Goodman	PO Box 1327	Mills	WY	82644
EJO Rink LLC	2455 Fairdale Ave	Casper	WY	82601
Mike Picazo Vazquez	821 S 4th Ave	Mills	WY	82644

Public Hearing

The Mills City Council will hold a public hearing on April 23, 2024, at 7:00 P.M, or as time allows, in the Council Chambers, 704 Fourth St., Mills, Wyoming, to consider the following: **A Special Review application to establish a motor vehicle sales use located on a portion of the W1/2 NE1/4, Section 7, T33N, R79W, also known as 315 Van Horn Avenue.**

Written comments will be accepted by the City Clerk until April 19, 2024, and interested parties can appear at the public hearing to present testimony.

Do not publish items below line
For publication April 16th