

City of Cody
Planning, Zoning and Adjustment Board Proceedings
November 20, 2025

A regular meeting of the Cody Planning, Zoning and Adjustment Board was held in the Council Chambers at City Hall in Cody, Wyoming on Thursday, November 20, 2025, at 12:00 PM.

P&Z Board Chairperson Dan Schein called the meeting to order at 12:00 PM.

P&Z Board Chairperson Dan Schein led everyone in the pledge of allegiance.

Present: P&Z Board Member Dan C. Holler, P&Z Board Member C. Daniel Schein, P&Z Board Member Carla Egelhoff, P&Z Board Member Joseph Burrell, P&Z Board Member Ian Morrison; City Planner Jenny Cramer; Community Development Director Utana Dye; Public Works Director Phillip Bowman; and Hannah Witwicki Administrative Coordinator Officer.

Absent: P&Z Board Member Kathryn Kyle; P&Z Board Member Sarah Miles; and City Attorney Scott Kolpitke.

P&Z Board Member Ian Morrison made a motion seconded by P&Z Board Member Joseph Burrell to approve the agenda for the November 20, 2025, meeting. The vote was unanimous. The motion passed.

P&Z Board Member Ian Morrison made a motion seconded by P&Z Board Member Joseph Burrell to approve the minutes for the November 6, 2025, meeting. The vote was unanimous. The motion passed.

City Planner Jenny Cramer presented the Adoption of Resolutions from the November 6, 2025 meeting.

Dan C. Holler made a motion seconded by Ian Morrison to approve the Adoption of Resolutions 2025-01, 2025-02, 2025-03, 2025-04, 2025-05, 2025-06, 2025-07 from the November 6, 2025, meeting as presented in the agenda packet. The vote was unanimous. The motion passed.

The Public Hearing opened at 12:07 p.m.

Jenny Cramer gave a brief description of the project.

Larry Egar is the property owner across the street from the application. He was asking questions about what the intent of the rezone is going to be and if it could be explained to him in further detail. Chase Whitlock spoke about what he is proposing to do on the property.

The Public Hearing closed at 12:18 p.m.

P&Z Board Member Ian Morrison made a motion seconded by P&Z Board Member Joseph Burrell to recommend approval to City Council for Flip, LLC to rezone 1520 23rd Street from R-2 Medium-Low Density Residential to R-3 Medium-High Density Residential.

Voting in favor were P&Z Board Member Dan C. Holler, P&Z Board Member C. Daniel Schein, P&Z Board Member Joseph Burrell, P&Z Board Member Ian Morrison. Voting against were P&Z Board Member Carla Egelhoff. Motion was passed.

P&Z Board Member Dan Schein would like to change the layout of the agenda to have a consent calendar on the agenda and put the agenda, minutes ad resolution under the consent calendar.

Council Update: Council Member Settintari has nothing to present.

Matters from Staff: None

P&Z Board Member Ian Morrison made a motion seconded by P&Z Board Member Joseph Burrell to adjourn the meeting. The vote was unanimous. The meeting was adjourned at approximately 12:30 p.m.

Hannah Witwicki

Hannah Witwicki, Administrative Coordinator