

City of Cody
Planning, Zoning and Adjustment Board Proceedings
May 21, 2026

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, May 21, 2026 at 12:00 PM.

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

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 Kathryn Kyle, P&Z Board Member Sarah Miles, P&Z Board Member Ian Morrison, P&Z Board Member Erin Welty; City Attorney Scott Kolpitcke; City Planner Jenny Cramer; Community Development Director Utana Dye; Public Works Director Phillip Bowman; Staff Engineer Kris Bruxvoort and Hannah Witwicki Administrative Coordinator Officer.

Absent:

Dan C. Holler made a motion seconded by Sarah Miles to approve the agenda for the May 21, 2026 Planning, Zoning and Adjustment Board meeting. The vote was unanimous. The motion passed.

P&Z Board Member Sarah Miles made a motion seconded by P&Z Board Member Dan C. Holler to approve the consent calendar. The vote was unanimous. The motion passed.

City Planner Jenny Cramer presented the Dapper Dame Barber Company Sign Plan Review and approval of Resolution PZ 26-21.

Ian Morrison made a motion seconded by Dan C. Holler to approve Dapper Dame Barber Company Sign Plan Review and approval of Resolution PZ 26-21 with the conditions from the Staff report. The vote was unanimous. The motion passed.

City Planner Jenny Cramer presented the Revic (GunWerks, LLC) Sign Plan Review and Approval of Resolution PZ 26-22.

Ian Morrison made a motion seconded by Erin Welty to approve Revic (GunWerks, LLC) Sign Plan Review and Approval of Resolution PZ 26-22 with the conditions from the Staff report. The vote was unanimous. The motion passed.

Sarah Miles recused herself from this matter due to a conflict of interest.

City Planner Jenny Cramer presented the Yellowstone Impressions Amended Architectural Review for Lightning Protection System at 1234 Sheridan Avenue and Approval of Resolution

PZ 26-23 .

Dan C. Holler made a motion seconded by Erin Welty to approve Yellowstone Impressions Amended Architectural Review for Lightning Protection System at 1234 Sheridan Avenue and Approval of Resolution PZ 26-23 with the conditions from the Staff report. The vote was unanimous. The motion passed.

Sarah Miles recused herself from this matter due to a conflict of interest.

City Planner Jenny Cramer presented the Yellowstone Impressions Amended Architectural Review for 2nd Level Balcony and Signage at 1234 Sheridan Avenue and Approval of Resolution PZ 26-24 .

Dan C. Holler made a motion seconded by Erin Welty to approve Yellowstone Impressions Amended Architectural Review for 2nd Level Balcony and Signage at 1234 Sheridan Avenue and Approval of Resolution PZ 26-24 with the conditions from the Staff report. The vote was unanimous. The motion passed.

Sarah Miles recused herself due to a conflict of interest.

City Planner Jenny Cramer presented the GordonJosh, LLC Commercial Site Plan Review at 3202 Big Horn Avenue and approval of Resolution PZ 26-19.

Erin Welty made a motion seconded by Ian Morrison to approve the GordonJosh, LLC Commercial Site Plan Review at 3202 Big Horn Avenue and approval of Resolution PZ 26-19 with the conditions from the Staff report. The vote was unanimous. The motion passed.

Sarah Miles recused herself from this matter due to a conflict of interest.

City Planner Jenny Cramer presented the GordonJosh, LLC Architectural and Landscape Plan Review at 3202 Big Horn Avenue and approval of Resolution PZ 26-20.

Ian Morrison made a motion seconded by Erin Welty to approve the GordonJosh, LLC Architectural and Landscape Plan Review at 3202 Big Horn Avenue and approval of Resolution PZ 26-20 with the conditions from the staff report and the addition of condition 4, as follows: the owner shall landscape the frontage on either side of the driveway with gravel and mounded shrubs or other shrubs or vegetation similar to russian sage. Voting in favor were P&Z Board Member Dan C. Holler, P&Z Board Member C. Daniel Schein, P&Z Board Member Kathryn Kyle, P&Z Board Member Ian Morrison, P&Z Board Member Erin Welty. Voting against were P&Z Board Member Carla Egelhoff. The motion passed.

City Planner Jenny Cramer presented the Special Exemption request to allow the permanent use of a manufactured home as an office space in a D-3 zoning district at 119 19th Street and approval of Resolution PZ 26-17.

P&Z Board Member Sarah Miles made a motion seconded by P&Z Board Member C. Daniel Schein to deny the Special Exemption request to allow the permanent use of a manufactured home as an office space in a D-3 zoning district at 119 19th Street. The Board finds that the application for the special exemption criteria does not meet the requirement in 10-14-2(c)(2)(d), which requires the applicant to show that the benefit cannot be achieved by some other method, feasible for the applicant to pursue other than a special exemption. The board finds that due to the changes and improvements the City has made to the structure, it is no longer a “manufactured home” and a special exemption is therefore not necessary, and the benefit can be achieved by another benefit (a commercial site plan review).

Voting in favor were P&Z Board Member C. Daniel Schein, P&Z Board Member Carla Egelhoff, P&Z Board Member Kathryn Kyle, P&Z Board Member Sarah Miles, P&Z Board Member Ian Morrison, P&Z Board Member Erin Welty. Voting against were P&Z Board Member Dan C. Holler. The motion passed.

City Planner Jenny Cramer presented the Commercial Site Plan review for the Public Works Office Building located at 119 19th Street and approval of Resolution PZ 26-25 .

Sarah Miles made a motion seconded by Erin Welty to approve the Commercial Site Plan review for the Public Works Office Building located at 119 19th Street and approval of Resolution PZ 26-25 with the conditions from the Staff report and the finding that the building is no longer considered a manufactured home and is now appropriate for commercial use. The vote was unanimous. The motion passed.

Carla Egelhoff will be absent from the June 4th meeting.

P&Z Board Member Ian Morrison made a motion seconded by P&Z Board Member Sarah Miles to adjourn the meeting. The vote was unanimous. The meeting was adjourned at approximately 1:40 PM.

Hannah Witwicki

Hannah Witwicki, Administrative
Coordinator