

Lots 2A & 3A, Sage Addition

Boundary Line Adjustment

Planning Commission Meeting
February 6, 2025

City Council Meeting

Applicants: Lyle Vinich

Case Number: 25.01 FSP

Agent: ECS Engineering/Steve Granger

Summary: The applicant is completing a boundary adjustment between Lots 2 & 3, Sage Addition. The adjustment will reduce the size of proposed Lot 2A from 2.23 to 2.0-acres and increase proposed Lot 3A from 2.23 to 2.45-acres in size.

Legal Description: Lots 2 & 3, Sage Addition

Location: The property is located on the northwest side of the intersection of Chamberlin Rd and Pontiac St.

Current Zoning: I-1 (Light Industrial) *no change of zoning is requested or required.

Existing Land Use: There is an existing shop building on proposed Lot 2A

Adjacent Land Use: North: Sage Addition/City Public Works Facilities (PLI)
South: Boatright Addition/Mobile Concrete (I-2)
East: Boatright Addition/Mobile Concrete (I-2)
West: Buffalo Meadows (R-1)

Planning Considerations:

1. Add a 5' general utility easement around the boundary of each lot
2. Label the existing easement shown on Lot 3A
3. Buffalo Meadows Addition is adjacent on the western boundary of the subdivision, not Lot 4, Sage Addition. Re-label and update the calls in the legal description in the Certificate of Dedication.
4. The Dedication shows the acreage of the subdivision is 47.65-acres. Correct to 4.457-acres.

5. Survey Reviews:

- a. Verify the plat scale is 1" = 60' not 1" = 100'
 - b. Verify all line types in the legend match those on the plat face
 - c. Revise the plat in the vicinity map and Surveyors Certificate to match the Dedication.
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Staff Recommendation:

Staff recommends APPROVAL of the final plat upon all planning considerations being completed and for the Planning Commission make a "Do Pass" recommendation on the Final Plat application.

Planning Commission Recommendation:

City Council Decision:



CITY OF MILLS
APPLICATION FOR SITE PLAN APPROVAL
Pursuant to the City of Mills Zoning Ordinance



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

Date: 1/17/2025
Return by: _____
(Submittal Deadline)
For Meeting on: _____

PLEASE PRINT

SINGLE POINT OF CONTACT: _____

APPLICANT/PROPERTY OWNER(S) INFORMATION:

Print Owner Name: Lyle Christopher Vinich
Owner Mailing Address: 12274 Vacation Ct.
City, State, Zip: Sturgis, SD 57785
Owner Phone: (307)349-1847
Applicant Email: cvinich@vindustrygroup.com

AGENT INFORMATION:

Print Agent Name: Shawn J. Gustafson
Agent Mailing Address: 1607 CY Avenue, Suite 104
City, State, Zip: Casper, WY 82604
Agent Phone: 307-337-2883
Agent Email: sgustafson@ecsengineers.net

PROPERTY INFORMATION:

Subject property legal description (attach separate page if long legal): Lot 2 & 3 Sage Addition
Physical address of subject property if available: 280 Chamberlain Road
Size of lot(s) sq. ft/acres: Lot 2 - 2.003 Acres, Lot 3 - 2.454 Acres
Current zoning: I-1 Light Industrial Current use: _____
Intended use of the property: _____
Zoning within 300 feet: _____ Land use within 300 feet: _____

ATTACHMENTS (REQUIRED):

1. **Proof of ownership:** _____
(such as deed, title certification, attorney's title opinion)
2. **Seven (7) full sized copies of the Site Plan:** _____
3. **One reproducible 11 x 17 Site Plan hard copy:** _____
4. **One Site Plan electronic copy (pdf):** _____

IF APPLICABLE, INCLUDE:

1. Number of employees on the premises: _____
2. Building occupant loading (if recreational, entertainment, place of assembly, a facility or building of similar nature): _____
3. Number of residential units: _____
4. Number of off-street parking spaces **provided:** _____
5. Number of off-street parking spaces **required:** _____

SIGNATURE(S):

The following owner's signature signifies that all information on this application is accurate and correct to the best of the owner's knowledge; and that the owner has thoroughly read and understands all application information and requirements. [In addition to the owner's signature(s), if an agent of the owner is to be the contact 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 make application to the City of Mills as follows:

OWNER Signature Chris Vinich

OWNER Signature _____

AGENT Signature _____

FEE: \$10.00 per dwelling unit with a \$250.00 minimum and a \$1000.00 maximum; **plus a recordation fee of \$150.00.**

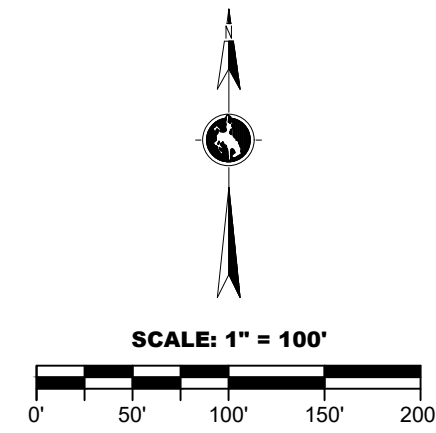
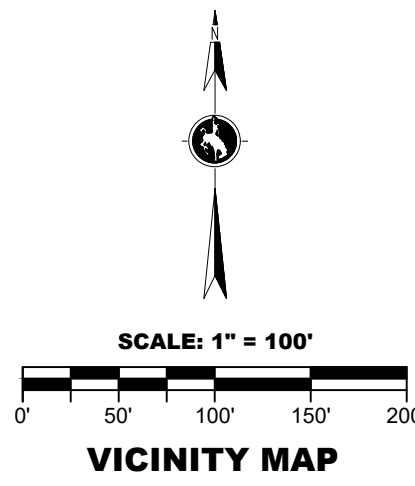
For Office Use Only: Signature verified: _____ **Proof of ownership provided:** _____ **Fee Paid: \$** _____

A MINOR BOUNDARY ADJUSTMENT PLAT OF LOTS 2 & 3
SAGE ADDITION

AS

SAGE ADDITION

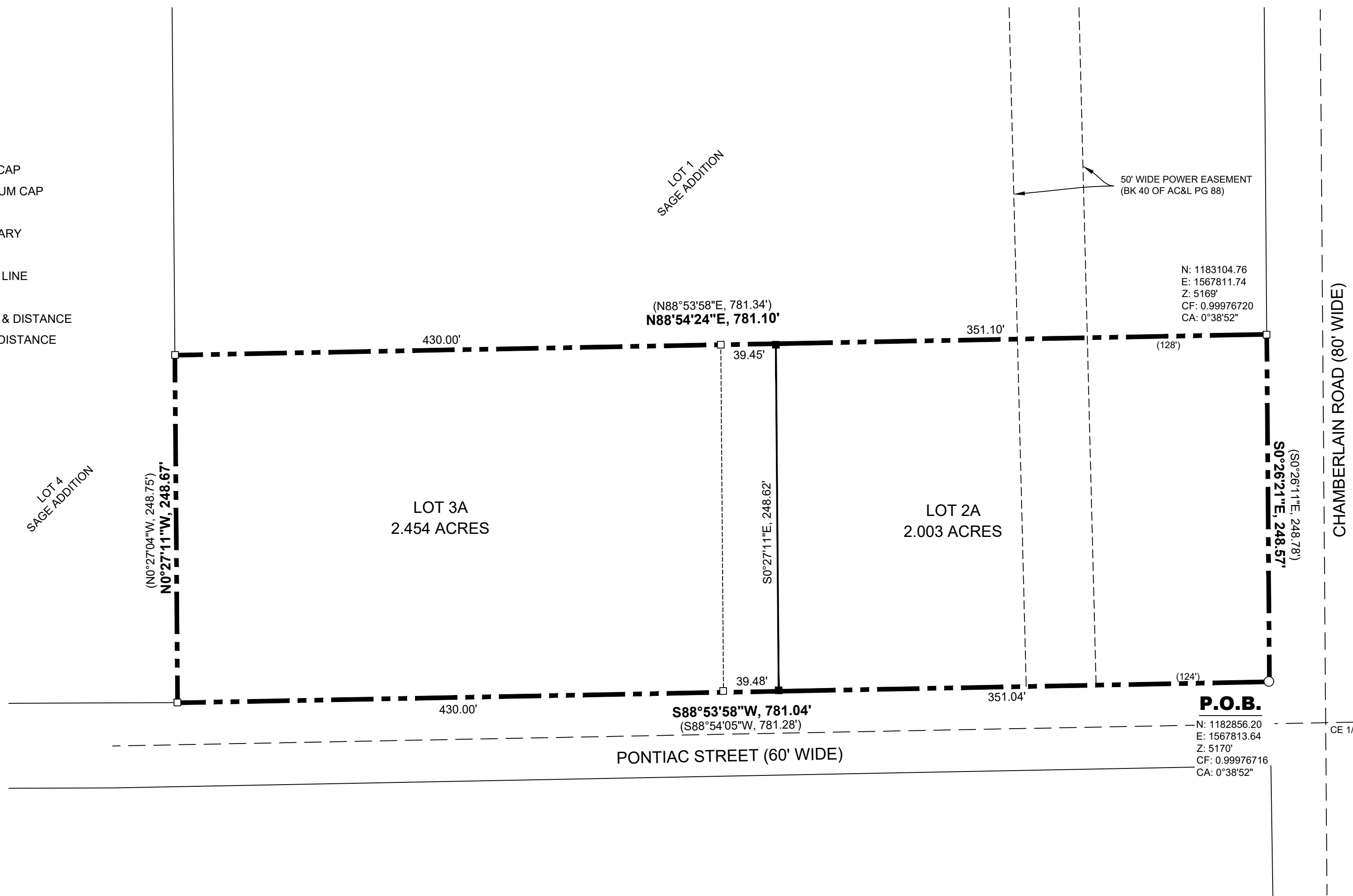
THE NEWLY CREATED LOTS TO BE DESIGNATED AS LOTS 2A AND 3A, SAGE ADDITION
AN ADDITION TO THE
(TOWN) CITY OF MILLS, WYOMING
LOCATED IN PORTIONS OF
THE S1/2SW1/4NE1/4,
SECTION 12, T.33N., R.80.W, 6TH P.M.,
NATRONA COUNTY, WYOMING



LEGEND

- RECOVERED BRASS CAP
- RECOVERED ALUMINUM CAP
- SET ALUMINUM CAP
- SUBDIVISION BOUNDARY
- LOT LINE
- - - - - EXISTING EASEMENT LINE
- - - - - 1/16 SECTION LINE

S88°53'58"W, 781.04'
(S88°54'05"W, 781.28') MEASURED BEARING & DISTANCE
RECORD BEARING & DISTANCE



LYLE C. VINICH
12274 VACATION CT
STURGIS, SD 57785

LYLE C. VINICH, OWNER

CERTIFICATE OF DEDICATION

STATE OF WYOMING
COUNTY OF NATRONA

THE UNDERSIGNED, LYLE C. VINICH, OWNER, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS AND PROPRIETORS OF LOTS 2 AND 3, SAGE ADDITION, LOCATED IN A PORTION OF THE S1/2SW1/4NE1/4, SECTION 12, T.33N., R.80W., 6TH P.M., NATRONA COUNTY, WYOMING, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE PARCEL BEING DESCRIBED AND A POINT IN THE INTERSECTION OF THE WEST LINE OF CHAMBERLAIN STREET WITH THE NORTH LINE OF PONTIAC STREET;
THENCE FROM SAID POINT OF BEGINNING AND ALONG THE SOUTH LINE OF SAID PARCEL AND THE NORTH LINE OF SAID PONTIAC STREET, S.88°53'58"W., 781.04 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL AND THE SOUTHWEST CORNER OF LOT 4, OF SAGE ADDITION;
THENCE ALONG THE WEST LINE OF SAID PARCEL AND THE EAST LINE OF SAID LOT 4, SAGE ADDITION, N.0°27'11"W., 248.67 FEET TO THE NORTHWEST CORNER OF SAID PARCEL AND THE SOUTHWEST CORNER OF LOT 1, OF SAID SAGE ADDITION;
THENCE ALONG THE NORTH LINE OF SAID PARCEL AND THE SOUTH LINE OF SAID LOT 1, SAGE ADDITION, N.88°54'24"E., 781.10 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, THE SOUTHWEST CORNER OF SAID LOT 1, SAGE ADDITION AND A POINT IN THE WEST LINE OF SAID CHAMBERLAIN STREET;
THENCE ALONG THE EAST LINE OF SAID PARCEL AND THE WEST LINE OF SAID CHAMBERLAIN STREET, S.0°26'21"E., 248.57 FEET TO THE POINT OF BEGINNING;

THE ABOVE-DESCRIBED PARCEL OF LAND CONTAINS 47.65 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY RIGHTS-OF-WAY AND/OR EASEMENTS, RESERVATIONS, AND ENCUMBRANCES WHICH HAVE BEEN LEGALLY ACQUIRED.

THE PARCEL OF LAND, BEING A MINOR ADJUSTMENT PLAT OF LOTS 2 AND 3, SAGE ADDITION, AS IT APPEARS ON THIS PLAT, IS DEDICATED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE ABOVE NAMED OWNERS AND PROPRIETORS. THE NAME OF THE SUBDIVISION SHALL BE KNOWN AS "SAGE ADDITION", DESIGNATED AS LOTS 2A AND 3A. ALL STREETS SHOWN HEREON ARE HEREBY OR WERE PREVIOUSLY DEDICATED TO THE USE OF THE PUBLIC. UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED FOR THE USE OF PUBLIC AND PRIVATE UTILITY COMPANIES FOR THE PURPOSES OF CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITY LINES, CONDUITS, DITCHES, DRAINAGE, AND ACCESS.

ACKNOWLEDGEMENTS

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2025,
BY LYLE C. VINICH - OWNER.
WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____

APPROVALS

CITY OF MILLS:
APPROVED BY THE CITY COUNCIL OF THE CITY OF MILLS, WYOMING BY RESOLUTION NUMBER _____ DULY PASSED, ADOPTED AND
APPROVED ON THIS ____ DAY OF _____, 2025.

MAYOR _____ ATTEST: CITY CLERK _____
CITY ENGINEER _____ CITY SURVEYOR _____ CITY PLANNER _____

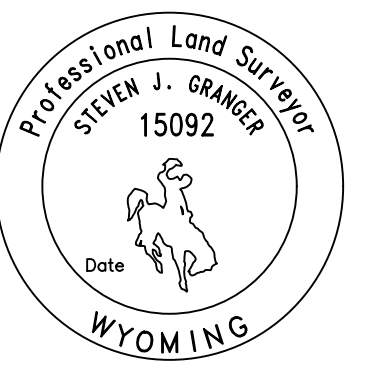
CERTIFICATE OF SURVEYOR

I, STEVEN J. GRANGER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, REGISTERED UNDER THE LAWS OF THE STATE OF WYOMING, THAT THIS PLAT IS A TRUE, CORRECT AND COMPLETE PLAT OF MINOR ADJUSTMENT PLAT OF SAGE ADDITION, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, AND THAT THIS PLAT WAS MADE FROM NOTES DURING AN ACTUAL SURVEY MADE BY ME OR OTHERS UNDER MY DIRECT SUPERVISION DURING THE MONTH OF DECEMBER, 2024 AND THAT THE PHYSICAL AND MATHEMATICAL DETAILS SHOWN HEREON ARE CORRECT AT THE TIME OF SAID SURVEY.

STATE OF WYOMING)
) SS
COUNTY OF NATRONA)

THIS THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2025,
BY STEVEN J. GRANGER

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____



NOTES

1. ERROR OF CLOSURE EXCEEDS 1:1,004,367.
2. BEARINGS AND COORDINATES ARE BASED ON THE WYOMING STATE PLANE COORDINATE SYSTEM, EAST CENTRAL ZONE, NAD 83/2011.
3. ELEVATIONS ARE NAVD88 AND NOT TO BE USED AS BENCHMARKS.
4. DISTANCES: US SURVEY FOOT/GRID.



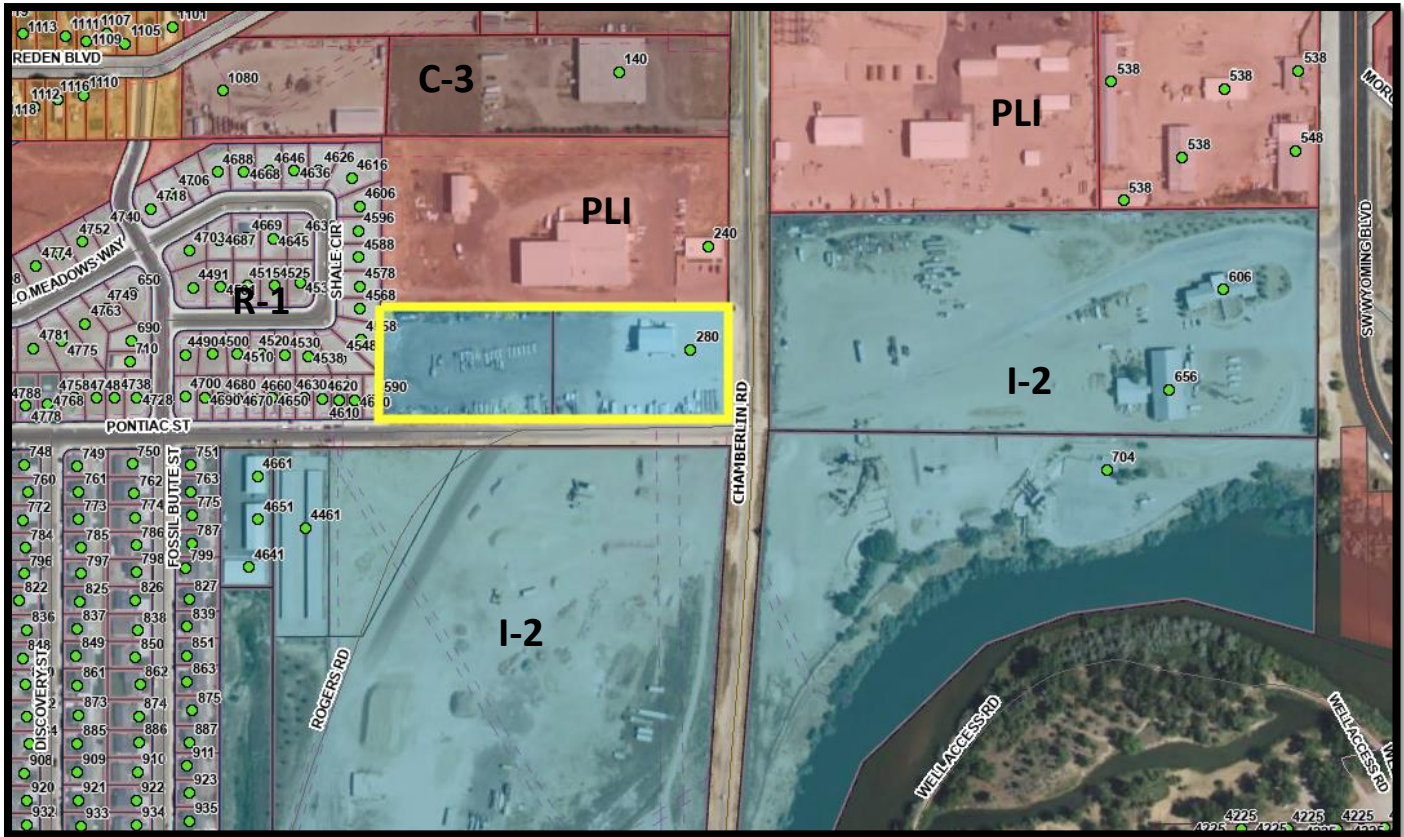
Environmental and Civil Solutions, LLC
111 West 2nd Street, Suite 600
Casper, WY 82604
Phone: 307.337.2883
www.ecsengineers.net

OWNER:
LYLE C. VINICH
12274 VACATION CT
STURGIS, SD 57785

DATE DRAWN:
1.16.2025

PROJECT NO. 240050

Lots 2A & 3A, Sage Addition – Boundary Line Adjustment Final Plat



Mills Zoning Districts

 Mills, C-1: General Commercial	 Mills, O-B: Office Business District
 Mills, C-3: Business Service District	 Mills, R-1: Single Family Dwelling District
 Mills, I-1: Light Industrial	 Mills, R-2: One and Two Family Dwelling District
 Mills, I-2: Heavy Industrial	 Mills, R-3: Multiple Family Dwelling District
 Mills, M-H: Manufactured Home District	 Mills, UA: Urban Agriculture
 Mills, M-P: Manufactured Home Park	 Mills, UR: Urban Agriculture Residential
 Mills, PLI: Public Land Institutions	



5/31/2023 3:32:57 PM

NATRONA COUNTY

Pages: 1

Tracy Good
Recorded: CC
Fee: \$12.00
AMERICAN TITLE AGENCY

QUITCLAIM DEED
(280 Chamberlin Rd.)

1140299

KNOW ALL MEN BY THESE PRESENTS THAT Rustin L. Anderson and Lyle Christopher Vinich, collectively as "Grantor," for and in consideration of \$10.00 Dollars in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby QUITCLAIMS AND CONVEYS TO Lyle Christopher Vinich, as "Grantee," all of Grantor's right, title and interest in and to the following described real estate, situate in Natrona County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

LOTS 2 AND 3, SAGE ADDITION TO THE TOWN OF MILLS, NATRONA COUNTY, WYOMING, AS PER PLAT RECORDED OCTOBER 30, 2019, AS INSTRUMENT NO. 1072368,

TOGETHER with any and all tenements, hereditaments and appurtenances belonging or in anywise appertaining thereto, any and all improvements and fixtures thereon, and any and all easements, rights of way, and other rights appurtenant thereto, and FURTHER TOGETHER WITH any after acquired title Grantor receives in and to any part of the above-described property.

This deed is intended to sever any co-ownership arrangement between the Grantors in the above-described property and vest title solely in the above-named Grantee.

Dated May 30, 2023
Rustin L. Anderson Rustin L. Anderson
Lyle Christopher Vinich Lyle Christopher Vinich

ACKNOWLEDGMENTS

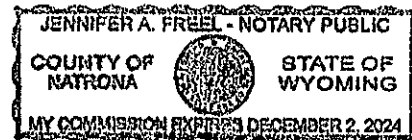
STATE OF WYOMING)
) SS:
COUNTY OF NATRONA)

The foregoing instrument was signed and acknowledged before me by Rustin L. Anderson on May 30, 2023.

Witness my hand and official seal.

J. A. Freel
Notary Public

My Commission Expires: 12/2/24



ACKNOWLEDGMENTS

STATE OF WYOMING)
) SS:
COUNTY OF NATRONA)

The foregoing instrument was signed and acknowledged before me by Lyle Christopher Vinich on May 31, 2023.

Witness my hand and official seal.

J. A. Freel
Notary Public

My Commission Expires: 12/2/24

