

**APPROVED MINUTES  
PLANNING COMMISSION  
REGULAR MEETING  
CITY OF WYOMING, MINNESOTA  
SEPTEMBER 14, 2010  
7:00 PM**

**CALL TO ORDER:**

Planning Commission Chairman Frank Storm called the Regular Meeting of the Wyoming Planning Commission of August 24, 2010 to order at 7:00 P.M.

**CALL OF ROLL:**

On a Call of the Roll the following members of the Wyoming Planning Commission were present: Judy Coughlin, Mark Lobermeier, Ken Meyers, and Frank Storm

Members Absent: Sean Wagner.

Also Present: Council Liaison Roger Elmore, Zoning Administrator Fred Weck.

**DETERMINATION OF A QUORUM:**

Chairman Storm determined a quorum was present.

**PLEDGE OF ALLEGIANCE:**

**OPEN FORUM:**

*“An opportunity for members of the public to address the Planning Commission on items not on the current Agenda. Items requiring Planning Commission action maybe deferred to staff for research and future Planning Commission Agendas if appropriate.”*

No members of the public spoke.

**APPROVAL OF MINUTES:**

- 1 Consider approving the minutes of the Regular Meeting of the Wyoming, Minnesota Planning Commission for August 24, 2010.**

**A MOTION WAS MADE BY PLANNING COMMISSION MEMBER COUGHLIN, SECONDED BY PLANNING COMMISSION MEMBER MEYERS, TO APPROVE THE “REGULAR MEETING” MINUTES OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR AUGUST 24, 2010.**

*Voting Aye: Coughlin, Lobermeier, Meyers, and Storm.*

*Voting Nay: None*

*Abstain: None*

**PUBLIC HEARINGS**

- 2 IINTERIM USE PERMIT Home occupation for boat repair and storage at 7660 250th Street**

Matt Lindgren was present to request an Interim Use Permit for a home occupation consisting of boat repair and storage. Chairman Storm asked staff if there was anything to add to the staff report, Weck responded that he had nothing to add to the report. Chairman Storm asked the applicant if there was anything he wanted to add, Mr. Lindgren responded that he did not. Chairman Storm asked the Commission members if

there were any questions or comments, Commissioner Lobermeier asked the applicant would he consider moving the business and when. The applicant responded that he hopes to move in a couple of years. Commissioner Lobermeier asked if the applicant was proposing to have boat storage always as a part of the home occupation. The applicant responded yes.

Commissioner Meyers asked how many employees he has. The applicant responded that he was the only employee. Commissioner Meyers asked why the applicant's website indicated that he had more. Mr. Lindgren replied that it was for advertising purposes and that sometimes his father helps to move boats around. Commissioner Meyers asked about the storing of boats, Mr. Lindgren replied that there is not enough room to store boats waiting to be serviced within the pole barn and that to winter store no more than 50 boats. Commissioner Meyers asked about hazardous waste, Mr. Lindgren responded that he has applied for a Hazardous Waste Generator ID Number. Commissioner Meyers asked about the applicant's customer base. Commissioner Meyers asked about the applicant's customer base. Mr. Lindgren said that it has been doubling every year and that last year he winterized 50 inboard/outboard motors, 150 outboards, and shrink wrapped 25 -30 boats.

Commissioner Coughlin asked about Item # 10 on the Home Occupation Worksheet and that the applicant uses a holding tank to store hazardous waste. Mr. Lindgren replied that he uses a steel 55-gallon drum to store used motor oil and burns it for heat. Commissioner Coughlin asked what else will be stored on site, Mr. Lindgren responded that he would be holding old gasoline and spent batteries, the gas is returned to the boat owner in cans they provide, and the batteries are recycled through the supplier.

Chairman Storm asked how the applicant's company was filed as an LLC, Mr. Lindgren replied that he had done the filing himself.

At 7:17 P.M. Chairman Storm opened the public hearing. Shelly Elmore, Jan M. Johnson, Lebahn, Tim Johnson, and Sheryl Dickinson spoke and presented letters in opposition of the request. An unsigned letter in opposition was also received; the letters were placed on file with the City. Reasons for opposition included: boat storage and repair is not an appropriate residential use, traffic concerns entering and exiting onto Highway 8, the increased chance of burglary and theft from the unsecured lot, and the unsightliness of the stored shrink wrapped boats. At 7:25 P.M. Chairman Storm closed the public hearing.

Chairman Storm asked the Commission members if there was further discussion needed. Commissioner Meyers asked if there had been any complaints about noise, staff responded that there had not been any. Chairman Storm stated that the biggest problem with the request is the outside storage. Commissioner Meyers asked the applicant if he could modify his business plan because what is currently being operated has grown beyond the scope of a home occupation. Commissioner Meyers asked if it could be operated without the boat storage, and that if the boats waiting for repair could be placed where they can't be seen from a major road. Mr. Lindgren responded that he did not want to modify the business and that he had looked for other places to locate but had not found a suitable place for him.

Commissioner Coughlin stated that the conditions that had been placed on the Wilcox Home Occupation Interim Use Permit were that there was to be no outdoor storage and

that all items were to be repaired needed to be stored in the detached accessory building, and that the same conditions should apply to this application.

**A MOTION WAS MADE BY PLANNING COMMISSION MEMBER COUGHLIN, SECONDED BY PLANNING COMMISSION MEMBER LOBERMEIER, TO RECOMMEND DENIAL OF MATT LINDRGRENS REQUEST FOR AN INTERIM USE PERMIT FOR A HOME OCCUPATION; TO ALLOW BOAT REPAIR WITHIN THE PROPERTY'S DETACHED ACCESSORY BUILDING, AND TO ALLOW BOAT STORAGE ON THE PROPERTY BASED ON THE FOLLOWING FINDINGS OF FACT:**

1. That the request does not conform to Home Occupation Standards 4, 5, 7, 8, 9, and 10.
2. That the request does not conform to Conditional Use Permit Standards a, b, c, d, e, f, g, h, j, k, l, and m.
3. That the intended use of the property is not suitable in a residential area.
4. That the business cannot be modified by the applicant in order for it to meet the standards required for a home occupation.

*Voting Aye: Coughlin, Meyers, Lobermeier, and Storm.*

*Voting Nay: None*

*Abstain: None*

#### **NEW BUSINESS**

**3** There was no New Business

#### **OLD BUSINESS**

#### **4 Work Session on the Subsurface Sewage Treatment System Ordinance (Septic Systems)**

Weck explained to the Planning Commission that the City Attorney is still reviewing the ordinance and that no comments have been received at this time.

**A MOTION WAS MADE BY PLANNING COMMISSION CHAIRMAN STORM, SECONDED BY PLANNING COMMISSION MEMBER MEYERS, TO RECOMMEND TO THE CITY COUNCIL THAT THE SEPTIC ORDINANCE BE ADOPTED AS WRITTEN AND REVIEWED BY THE CITY ATTORNEY.**

*Voting Aye: Coughlin, Lobermeier, Meyers, and Storm.*

*Voting Nay: None*

*Abstain: None*

**A MOTION WAS MADE BY PLANNING COMMISSION MEMBER MEYERS, SECONDED BY PLANNING COMMISSION MEMBER COUGHLIN, TO ADJOURN THE REGULAR MEETING OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR SEPTEMBER 14, 2010 AT 7:49 P.M.**

*Voting Aye: Coughlin, Lobermeier, Meyers, and Storm.*

*Voting Nay: None*

*Abstain: None*