

**WYOMING PLANNING COMMISSION
MINUTES OF March 06, 2006**

Chair Thomas called the meeting to order at 7:00 pm.

Members present: Commissioners, Dougherty, Thomas, and Richardson, Also present: Acting Administrator Berry,

Absent: Meyers

APPROVAL OF MINUTES

- **Motion by Richardson seconded by Dougherty, to approve the minutes of 2-06-06, 2005. Motion stated carried unanimously.**

OLD BUSINESS

4.1 Fegowi Preliminary Plat

Dan Birdsall was present and said that the engineering issues with his plat have been addressed. Planning Commission believes that the last time the biggest issue was the easement. City attorney Miller believes the easement is usable by the information provided by Mr. Birdsall's attorney. The Fire Chief believes that the secondary fire access is useable. Planning would like a stipulation that the Preliminary Plat will be approved with the Fire Chiefs Recommendation.

Planning Commission would possibly like to have the city engineer look into replacing trees. The Fire chief would also recommend that the Emergency Access be maintained in the winter. Mr. Birdsall would like to dedicate the land to the city. Planning Commission does not believe that is in the best interest of the city. Mr. Klapperich says that the easement is township land, and his land. PC says that the preliminary plat approval would have to be contingent on the emergency access is kept clean and the city has no responsibility. Mr. Birdsall says he could probably have someone plow it.

- **Motion by Richardson seconded by Dougherty, to approve the preliminary plat for the fegowi-skylar development contingent on the following list:**
 1. **The easement can be used in the Fire Chiefs opinion and be maintained**
 2. **The easement would be maintained by someone other than the city**
 3. **That the plat has engineer approval**
 4. **Clarification on the easement that it is in fact useable, check with city Attorney****Motion stated, carried unanimously.**

NEW BUSINESS

5.1 Whistler Enterprises, LLC- Public Hearing CUP

Michael Thomas the Chair of the Planning Commission is stepping down and abstaining on this topic. PJ Richardson nominated Temporary Chair

- **Motion by Dougherty, Seconded by Richardson, motion carried unanimous**

Public Hearing is open for public comment:

Mr. Mansmith – would like to know why the CUP is necessary

City Staff explains that an office building is a conditional use of the Central Business District, not a permitted use.

Mansmith – Likes the idea of the building, but is worried about the infrastructure, wonders if a catch basin could be put in and run into the storm sewer

PC tells Mansmith that they would want to make sure that the new building does not make the drainage problem worse.

Jim Garrison – believes that all of the shops share this drainage problem and this is a good opportunity to do something about it

Public Hearing is closed.

Ms. Pfeiffer believes that she should be granted the CUP since she would like to help fix the drainage problem her lot size for the zoning is correct, the building is only 1,400 sq. ft and she has sufficient parking (8 spots). All drainage from her lot will be funneled to the Street (East Viking)

With Mr. Thomas Abstaining from the vote and the only commissioners available being Mr. Richardson and Mr. Dougherty, no action could be taken and will be tabled until the next Planning Commission meeting

5.2 Stars and Strikes – Signage variances

Greg Rendell from the Track Design Company (company designing signs) believes that a facility this size needs the proposed signs at minimum, the bare minimum. The message center on the sign could be used for the community as well. The sign will not affect the neighbors at all. He also believes that this sign will differ very little from the McDonalds, Village Inn, or Hallberg Marines in size. Stars and Strikes believes the placement of the sign is fine, and no road should go through were the pylon sign would be located. PC wants to make sure there are no flashing messages on the sign. PC would like to know how large the Stars and Strikes Pylon sign will be? They said it will be comparable to Village Inn and the McDonalds sign. Planning Commission believes that the signs on the building look very good, but they believe the pylon sign is too large. Stars and Strikes says the pylon is important because of the location. They researched the necessary signage through Brunswick and this is the sign that

they came up with. They did not want to have to pay for a sign this large, but it is necessary for their business. PC believes that the extra height is needed, just not sure about the size. Stars and Strikes says the signage would be necessary if they were just a bowling alley, but they are a restaurant and banquet center as well. PC believes that Stars and Strikes in somewhat of a difficult spot to find. Rendell says the sign is internally lit. PC would like to see the sign have landscaping around it as well.

- **Motion to approve the sign variances to Stars and Strikes is made by Richardson, seconded by Dougherty, stated carried unanimously.**

5.3 Jeff Grant – Concept Development

Mr. Grant was here to discuss his possible development. The development is on the west side of the freeway near 261st and Emerald. PC liked to know out of the 8 lots that if the 2 large lots will be single family as well. Mr. Grant said yes. PC said they also like the idea of using the connection of Emerald. One Concern PC had was that one lot had a 60ft property line compared to a 70ft property line. PC also was concerned with the wetland issues since it seems to be prevalent in the area. Mr. Grant explained the two large lots in the development would be septic and well most likely. The length of the road back to the 2 lots would be 800-1000ft, but Planning Commission does not think it should be an issue as long as they are private drives.

5.4 Planning Commission Workshop

All Planning Commission Members were not present so PC proposed a special meeting in 2 weeks. March 20, 2006 at 6:00PM

REPORTS

Commissioner Thomas –Mr. Thomas briefly spoke about some of things to go over at the workshop for next week as far as planning applications and design standards. Mr. Thomas also recommended that Frank Salava be appointed to Planning Commission.

Commissioner Meyer – None

Commissioner Dougherty – None

Commissioner Richardson – None

- **Motion by Richardson, seconded by Dougherty, to adjourn at 8:30 pm.
Motion stated carried unanimously.**

_____, Deputy Clerk