

**UNAPPROVED MINUTES
PLANNING COMMISSION
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
SEPTEMBER 08, 2009
7:00 PM**

CALL TO ORDER:

Planning Commission Chairman Frank Storm called the Regular Meeting of the Wyoming Planning Commission of September 8, 2009 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: Frank Storm, Mark Lobermeier, Judy Coughlin, Ken Meyers and Sean Wagner.

Members Absent: None

Also Present: Staff Member Fred Weck and Council Liaison Roger Elmore.

DETERMINATION OF A QUORUM:

The Planning Commission Chairman 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 may be 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 25, 2009.**

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER COUGHLIN, SECONDED BY PLANNING COMMISSION MEMBER WAGNER, TO APPROVE THE “REGULAR MEETING” MINUTES OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR AUGUST 25, 2009 WITH THE FOLLOWING CHANGES.

- a. Last paragraph of Page 2, change Commissioner Stone to Commissioner Meyers
- b. In the motion to approve the minutes and the motion to approve the C.U.P., change Meyer to Meyers.

Voting Aye: Storm, Lobermeier, Coughlin, Meyers and Wagner

Voting Nay: None

Abstain: None

PUBLIC HEARINGS

2 VARIANCE

Impervious surface area of 80% instead of the maximum allowed 60% in the Industrial District 5201 260th Street: General Safety, Inc

Weck explained to the commissioners that the site plan in their application packets was incorrect and provided them with a new site plan provided by the applicants engineer showing that instead of the 78% impervious surface area proposed was actually 83%. Weck recommended that the Planning Commission not exceed an 80% impervious surface area if they forwarded a recommendation of approval to the City Council. For the reason that if the applicant's engineers contention that an area wide stormwater plan had been designed to provide all of the lots with a impervious surface area of 80%, what lots would lose the extra 3%.

Steve Reedy, representing the applicant General Safety stated he was not aware of the revised drawing and wouldn't object to having only an 80% impervious surface area for the site.

Commissioner Storm asked the commission members if they had questions about the request. Commissioner Lobermeier wondered if some of the stormwater from the site would be directed to the hospital property to the east. The applicant's engineer was not present at the meeting and the question couldn't be answered directly. Weck explained that the former city's engineer's letter included with their packets also included a site plan that was so illegible it was not included in the packets.

Commissioner Coughlin asked about the variance worksheet that states, "other parties within the industrial park are at 80% percent impervious surface". Weck responded that was not known. Coughlin asked about the applicant purchasing the property with the understanding that there is a regional stormwater system. Mr. Reedy responded that he is leasing the site.

Commissioner Wagner asked where the roof drain locations are and whether Mr. Reedy had discussed pervious surface options with his engineer. Mr. Reedy responded that he was not sure where the roof drains are and he had not discussed pervious surface options. Wagner stated that he was not in support of 80% impervious surface area if the engineers can come up with a design that meets the 60% maximum impervious surface area allowed by the ordinance.

Commissioner Storm asked what the site would look like if they had the maximum of 60%. Weck provide the commissioners with a site plan that indicated the proposed parking lot would be cut approximately in half.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER WAGNER, SECONDED BY PLANNING COMMISSION MEMBER COUGHLIN, TO TABLE THE REQUEST IN ORDER TO ALLOW THE CITY ENGINEER TIME TO COMPLETE HIS REVIEW OF THE GRADING AND DRAINAGE PLAN.

Voting Aye: Coughlin and Wagner

Voting Nay: Storm, Lobermeier, and Meyers

Abstain: None

Being that the motion failed discussion continued. Commissioner Wagner argued that there isn't a preponderance of the evidence available to make a decision without the completion of the City Engineers review.

Mr. Reedy stated that General Safety currently has a ten year lease for the property with an option to buy, and that any improvements to the property are their responsibility. He also stated that they haven't had any water problems.

Commissioner Storm opened the Public Hearing at 7:45 pm, there being no public comment the hearing was closed.

The commissioners discussed the conditions for approval recommended by staff and the potential cost of what is being proposed and pervious surface options.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER STORM, SECONDED BY PLANNING COMMISSION MEMBER MEYERS, TO RECOMMEND APPROVAL OF GENERAL SAFETY'S VARIANCE REQUEST FOR 80% IMPERVIOUS SURFACE AREA IN THE INDUSTRIAL DISTRICT BASED ON THE FINDINGS THAT STANDARDS 1, 2, 4, 5, 6, 7, & 8 FOR THE VARIANCE HAVE BEEN MET AND SUBJECT TO THE FOLLOWING CONDITIONS:

1. That the grading and drainage plans demonstrate that they can accommodate the 80% impervious surface area and that the plans are approved by the City Engineer prior to construction beginning on the site.
2. That an NPDES permit is obtained from the MPCA prior to construction beginning on the site.
3. The site shall be developed in substantial compliance with the approved site plan.
4. That the proposed pond shown in the plans dated August 6, 2009 must be considered for stormwater treatment.
5. That the applicant exhausts all impervious surface options.

Voting Aye: Storm, Lobermeier, Coughlin, Meyers and Wagner

Voting Nay: None

Abstain: None

NEW BUSINESS

**2 Building Design Review: Addition to accessory building in the Industrial District
5181 260th Street: General Safety, Inc**

Commissioner Storm asked staff how the accessory building, which was built in 2005, was approved when it did not meet the building design standards that had been adopted by the city in 1998. Weck responded that the May 2, 2005 Planning Commission minutes show that the Planning Commission recommended approval of the building design to the City Council but that there is no record in subsequent City Council minutes showing that approval. Weck thought that approval might have been given as a part of the City Council's consent agenda.

Commissioner Storm expressed his concern about allowing more pole barn appearing structures.

Commissioner Wagner stated that it would look odd to add something different at the other end of the existing building and that the new standard should not be applied.

Commissioner Coughlin asked staff their opinion on the design. Weck responded that the building design does not comply with the ordinance but agrees with Commissioner Wagner that to have the addition, which is on the end least visible to the public, comply with the ordinance, would be unreasonable.

Discussion about screening the building from the public followed. Mr. Reedy commented that General Safety had considered installing slats in the chain link fence surrounding the property but the concern for hiding burglars overrode the idea. The commissioners also discussed the use of plantings to help screen the building.

Commissioners Coughlin, Meyers, and Lobermeier also agreed with Commissioner Wagner that the addition should not meet current standards.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER LOBERMEIER, SECONDED BY PLANNING COMMISSION MEMBER WAGNER, TO RECOMMEND APPROVAL OF GENERAL SAFETY'S BUILDING DESIGN OF THE ADDITION TO THEIR ACCESSORY BUILDING.

Voting Aye: Storm, Lobermeier, Coughlin, Meyers and Wagner

Voting Nay: None

Abstain: None

OLD BUSINESS

3 Zoning Ordinance Update:

Weck presented the commissioners with the latest version of the zoning map provided by Bill Weber and explained that some minor changes still needed to be made to it. The commissioners are still reviewing ordinance and will provide Weck with comments and changes. Discussion about when to hold the public hearing for the adoption of the ordinance followed with the conclusion that the hearing could be held on October 27th.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER WAGNER, SECONDED BY PLANNING COMMISSION MEMBER MEYERS, TO ADJOURN THE "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR SEPTEMBER 8, 2009 AT 8:17 P.M.

Voting Aye, Wagner, Storm, and Lobermeier

Voting Nay: None

Abstain: None