

**WYOMING PLANNING COMMISSION
MINUTES OF May 9, 2006**

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

Members present: Commissioners, Dougherty, Thomas, and Richardson, Salava & Meyers. Also present:

Absent: Council Member Phillips

APPROVAL OF MINUTES

- **Motion by Dougherty seconded by Salava, to approve the minutes of 4-03-06, 2005. Motion stated carried unanimously.**

NEW BUSINESS

4.1 – Preliminary Plat Rick Boschee Development Katie’s Glen – (Public Hearing)

Planning first asked that the Preliminary Plat be re advertised for next months Planning Commission meeting on June 5th. Planning Commission then opens the public hearing for comment. Staff explains that the reason the plat will be continued to next session is there were some drainage concerns that the City Engineer had on the preliminary plat. Planning said that the lot sizes met the 15,000 sq. ft. for the minimum size for city lots, but they thought the density of the development was a concern. They also felt that lots 8 and 9 on Block 1 and Lot 6 on block 2 did not meet city standards for width. Planning Commission was also concerned with the ponds and the public had the same concern. The public's biggest concern was the density of the development. Planning Commission continued the public hearing and made no action on the item until the June 5th Planning Commission meeting.

4.2 – Variance for Setbacks for Boschee Development – (Public Hearing)

The Katie’s Glen Rick Boschee development had asked to go to a 30’ft. Front setback instead of a city standard of a 40’ ft setback. The Planning Commission opens the Public Hearing. The public likes the idea of having a 30’ ft setback on the front to save some of the trees on the back of the lots and create more of a buffer zone to the existing properties. The Planning Commission would like to see a tree inventory and some pictures of the existing lot so they can see how the different setback will affect the development. The Planning Commission discusses having a 40 ft setback on the north side of the development and a 30 ft. setback on the south side. The Planning Commission continues the public hearing at this time in the case that the preliminary plat changes at all. The Planning Commission believes that the density of the development will play

itself out as far as the necessary ponding and drainage for the development. The Planning Commission still has some questions on the lot width of some of the lots in the development as well. The Planning Commission would also like to see some larger detail on the width and green around the proposed sidewalk.

5.1 Parking Design Standards – (Public Hearing)

RESOLUTION 05-08-06A - A RESOLUTION ADOPTING AND RATIFYING THE ZONING ORDINANCE IN ARTICLE VII OFF STREET PARKING AND LOADING – SECTION 40-606 DESIGN

The Planning Commission opened the public hearing to the public. There was no public comment. Planning Commission closes the public Hearing. Planning Commission felt that the City was lacking in detail of parking space design standards. The Planning Commission felt that the Resolution was self-explanatory and no further discussion was needed.

- **Motion by Dougherty, seconded by Richardson to approve Resolution 05-08-06A. Motion stated carried unanimously**

5.2 Building Design Standards – Public Hearing

RESOLUTION 05-08-06 - RESOLUTION ADOPTING AND RATIFYING THE ZONING ORDINANCE IN CHAPTER 40, DIVISION 6 CBD SECTION 40-251 METAL BUILDINGS, DIVISION 7 G GENERAL BUSINESS DISTRICT DECTION 40-238 METAL BUILDINGS DIVISION 8 L GENERAL BUSINESS LIGHT INDUSTRIAL DISTRICT SECTION 40-314 BUILDING DESIGN AND CONSTRUCTION STANDARDS DIVISION 9 H HEALTH AND HUMAN SERVICES DISTRICT SECTION 40-355 BUILDING DESIGN AND CONSTRUCTION STANDARDS

The Planning Commission opened the public hearing to the public. The Public's only question was what has changed? The Planning Commission explained that sides of a metal building only had to be 65% covered by an exterior texture on other than metal. With the change to the ordinance now 75% of the buildings coverings have to be a surface other than metal. The Planning commission thought that there should be some discussion as far as metal on the buildings. Some of the members believed that all of the buildings should have 100% of an outside material on them. PC suggests that metal buildings may be allowable in the Industrial district, but that there should not be a place for them in the rest of the city. Planning Commission offers the amendment to the motion that all zoning districts in the city must have buildings with 100% covering on all exterior surfaces of the building with acceptable materials that are listed in the resolution. The planning Commission makes the exception of the industrial district and allows the buildings in the industrial district to have at minimum, the lower 75% of all exterior wall surfaces covered by the acceptable materials listed in the resolution.

- **Motion by Meyers, seconded by Richardson to approve Resolution 05-08-06A with the amendments to the resolution made in the minutes. Motion stated carried unanimously**

5.3 Election of A Vice Chair for Planning Commission

The Planning Commission believes that the election of a Vice Chair is a good idea with the possibility of the Planning Commission Chair being absent from a meeting.

- **Motion by Meyers, seconded by Dougherty to nominate Commissioner Richardson as Vice Chair of the Planning Commission. Motion state carried unanimously.**

REPORTS

Commissioner Thomas – Mr. Thomas said that he would like to cooperate more with the Township Planning Commission because of the pending Merger between the City and Township. He said that he would be attending the next township planning commission meeting. Secondly he thought that something has to be done about the cul-de-sac length and variances. He wants the commission to go by ordinances for all zoning issues, he believes that the city needs to start seeing real hardship if they are going to grant variances.

Commissioner Meyer – None

Commissioner Dougherty – Said that he would attend Township meeting as well.

Commissioner Richardson – Will also attend the Township Planning meeting as well and he would like to thank the Members of the City Planning Commission for doing an excellent job.

Commissioner Salava - none

- **Motion by Dougherty, seconded by Salava, to adjourn at 8:25 pm. Motion stated carried unanimously.**

_____, Deputy Clerk

