

**WYOMING PLANNING COMMISSION
MINUTES OF July 11, 2006**

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

Members present: Commissioners, Dougherty, Thomas, and Meyers & Salava

Also present: Council Member Phillips

Absent: Richardson

APPROVAL OF MINUTES

- **Motion by Dougherty seconded by Salava, to approve the minutes of 06-05-06, Motion stated carried unanimously.**

OLD BUSINESS

2. – Preliminary Plat Diamond Ridge – (Public Hearing)

The Planning Commission opened the Public Hearing for the Preliminary plat of Diamond Ridge.

City Engineer Erichson began by saying that lots 1 & 2 are basically wetland. He said that a wetland specialist from WSB met with the TEP panel, army core of engineers and the DNR about the site. High grounds on the plat are not high grounds they are wetlands. With this information the mitigation of the wetlands on this site would be much more substantial. The DNR has said that if the site were left alone that they would offer wetland credits towards other developments. The southeast corner of the site is not in question, it may require some fill, but not any major complications. Planning Commission asks what type of action should be made. City Engineer explains that the it is possible to make the plat work. The developer can move forward, but their will be substantial mitigation on the site. PC believes that continuing to the next meeting will more than likely be the best thing to do.

Mark Mills – (Resident) He knows that the property is wet, but is it build able at all. City Engineer says yes. Also asked if a new road goes in for the development, would there be any repairs done on the other roads.

Jeff Grant (Developer) Believes that this layout is the best fit for the land and that they will make something work.

Dave Kraft – (Represents owner of the land) Thinks that the small density is good for the site. He likes the idea of a small builder like the applicant.

PC said that no one questions development, just have to be sure that the wetlands are taken care of properly.

- **Motion by Meyers, seconded by Salava to continue the public hearing to the meeting on 7/24. Motion stated carried unanimously**

3. – Variance for Front Setbacks for Diamond Ridge (40ft to 30ft) – (Public Hearing)

Planning Commission opens the public hearing. Since there is not enough information available to determine this item at this time planning commission believes they should continue the hearing.

- **Motion by Dougherty, seconded by Meyers to continue the public hearing to the meeting on 7/24. Motion stated carried unanimously**

5. Consider Special meeting on 7/24 for Preliminary Plat for Gables on Sunrise.

PC tried to make sure that they would have a quorum on that date. It appears that they will in fact have a quorum.

- **Motion by Dougherty, seconded by Meyers to have a special meeting on 7/24. Motion stated carried unanimously**

6. Final Plat Katie's Glen –

The Applicant has not revised construction plans. The City engineer was happy to report that the developer is now exploring re-routing storm water and having an outlet instead of the holding ponds. The City Engineer explained that Katie's Glens Engineers are currently addressing the drainage. Planning Commission wants to make sure that the developer's construction plans show streetlights and has the crosswalk shown across Goodview Ave. The City Engineer said that he would make sure that it is present in the development agreement. Planning Commission asks where the outlet for the storm water would be on the Plat. The City Engineer says between lots 4,5, & 6.

- **Motion by Dougherty, seconded by Meyers to approve the Final Plat of Katie's Glen contingent on the City Attorney and City Engineers Comments. Motion stated carried unanimously**

7. McDonalds Parking Lot Expansion –

City Engineer Mark Erichson explained that the Wetland delineation for the property has been approved. Mr. Erichson explained that the applicant has incorporated a storm water

sector which takes a lot of the sediment out of the storm water. He is content with this but wants to make sure that McDonalds has a maintenance plan for the storm water sediment catcher. Planning commission does not believe that there is any need to change the CUP. They don't believe the building or business is expanding. Planning Commission wants to make sure that the 2 parcels are combined into one. Planning Commission asks McDonalds to change their parking spots. They have 18'ft depth on side, the City minimum is 19'ft. Stalls in the middle of the parking lot are 19' ft, city standards only require 18' ft. PC asked how many stalls was being added and what would the total be. McDonalds explained that they will be adding 25 parking spots and there will be 90 total for the site. PC would like to make sure that 90 parking spots fits city-zoning ordinance. There was a letter from a resident, Virginia Power, she expressed she was concerned about more water and drainage issues on her property with the expansion. A resident also spoke about the noise in the parking lot late at McDonalds and asked if they could put up "no loitering" signs. Planning Commission agreed that was a good idea

- **Motion by Meyers, seconded by Dougherty to approve the expansion of the McDonalds Parking lot with the following Contingencies**
 1. **That the applicant put up no loitering signs in parking lot**
 2. **That the city makes sure that the parking spaces on the site are correct to city ordinances for parking space dimensions**
 3. **Number of parking spaces is allowed by city ordinance and code**
 4. **Comments by City Attorney and City Engineer****Motion stated carried unanimously**

8 – Xtreme Painting CUP Application to sell cars.

Planning Commission believes that Xtreme painting will have to put in 12 parking stalls on the premises. Applicant says that it would not be advertised that he is selling used cars, just a supplement to the business. Planning Commission believes that this is an auxiliary use so no CUP is necessary for this application. Planning Commission explains that the owner should have no more than 4 cars for sale at any time.

- **Motion by Dougherty, seconded by Meyers to approve the sale of used cars at Xtreme Paint with the following contingencies:**
 1. **The use is auxiliary to the business no CUP is required.**
 2. **The city needs to see a site plan and have the applicant pave and stripe 12 parking spaces for the business and have 1 handicapped space as well**
 3. **No more than 4 cars for sale at one time, and overnight parking at the lot will consist of the 4 cars for sale**
 4. **Comments from City Attorney**

Motion stated carried unanimously

8. Kent and Allan Roessler –

Kent and Alan Roessler explained that they had 40 acres in the city on the west side of the Village Inn and additional land in the township abutting. They would like comments from the planning commission on their plan to develop the area with a mix of commercial, retail, town homes and single-family homes for the area. He said that the county is in favor of moving the Kettle River on the north side 22 west of the Village Inn. Planning Commission asked if they had a timeline on this development. Kent Roessler said not yet, but in the near future and they would like to use the cities vision as well as theirs. Roessler explained he would like to put in professional offices, small shops, possibly a big box and major restaurants. PC suggested the developer would most likely want a PUD. The developer agreed saying that would give the most flexibility to the project. Planning Commission suggest that we don't need any more high density housing in the city, town homes at the most. Getting Kettle River relocated makes sense, but believe it will be difficult. They would like to see as much commercial as possible, and PC likes the design the developer is going for. Mr. Roessler suggest that he will go before the township planning commission as well to receive feedback. PC thanks Mr. Roessler for attending.

NEW BUSINESS - NONE

REPORTS

Commissioner Thomas – none

Commissioner Meyer – none

Commissioner Dougherty – will attend township planning meeting

Commissioner Richardson –Absent

Commissioner Salava - none

- **Motion by Dougherty, seconded by Salava, to adjourn at 8:45 pm. Motion stated carried unanimously.**

_____, Deputy Clerk