

**APPROVED MINUTES
PLANNING COMMISSION
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
NOVEMBER 9, 2010
7:00 PM**

CALL TO ORDER:

Planning Commission Chairman Frank Storm called the Regular Meeting of the Wyoming Planning Commission of November 9, 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: Mark Lobermeier, Ken Meyers, and Frank Storm

Members Absent: Sean Wagner, Judy Coughlin, and Council Liaison Roger Elmore.

Also Present: 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 September 14, 2010.**

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER MEYERS, SECONDED BY PLANNING COMMISSION MEMBER LOBERMEIER, TO APPROVE THE "REGULAR MEETING" MINUTES OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR SEPTEMBER 14, 2010.

Voting Aye: Lobermeier, Meyers, and Storm.

Voting Nay: None

Abstain: None

PUBLIC HEARINGS

- 2 CONDITIONAL USE PERMIT Motor vehicle dealership
at 24325 Greenway Avenue**

Joe Toohey of ICD Incorporated was present to request a Conditional Use Permit for a motor vehicle dealership at 24325 Greenway Avenue. Chairman Storm asked staff if there was anything to add to the report, staff responded that the proposed use complies with the requirements of the ordinance except that the existing site does not have curbing, but that it would be unreasonable to require that the whole site be regraded to

with curbing. Staff also read the suggested conditions and explained that conditions 2, 4, and 6 are the same conditions that were placed on the Wholesale Enterprises Conditional Use Permit for motor vehicle sales. Chairman Storm asked Mr. Toohey if he had anything to add, Mr. Toohey said that he did not.

Chairman Storm asked the Commission members if they had any questions. Commissioner Lobermeier asked the applicant if they were selling new or used cars and what vehicles they will be servicing, the applicant responded that they will be selling used cars and that primarily they will be servicing the cars that they will be offing for sale, but may also service some other vehicles as side work.

Chairman Storm asked about the parking in front of the east facing garage doors as shown on the site plan. The applicant explained that the vehicle will enter the building on the opposite side of the building and that the east doors will not be used.

Chairman Storm opened the public hearing at 7:06 P.M. Steve Kohs of Wholesale Enterprises at 24352 Greenway Avenue asked about whether the seventy-five (75) foot building setback that was imposed on his building applied to this application. Staff explained that the Zoning Ordinance requirements had changed since his application in 1999 and that it was no longer a requirement.

Donna Kohs also of Wholesale Enterprises at 24352 Greenway Avenue asked about whether road frontage requirements should apply to each unit in the building because they are in separate ownership. Staff explained that the building had been divided into condominiums in accordance with state law and that the parcel is commonly owned by all of them, and that the road frontage requirements are met by the parcel and do not apply to each individual unit within the building.

Chairman Storm closed the public hearing at 7:12 P.M. and asked the Commission members if they had any further questions, there were none.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER LOBERMEIER, SECONDED BY PLANNING COMMISSION MEMBER MEYERS, TO RECOMMEND TO THE CITY COUNCIL THE APPROVAL OF ICD, INCORPORATED'S REQUESTED CONDITIONAL USE PERMIT FOR A MOTOR VEHICLE DEALERSHIP BASED ON THE FINDINGS OF FACT THAT THE STANDARDS FOR A CONDITIONAL USE PERMIT HAVE BEEN MET AND WITH THE FOLLOWING CONDITIONS:

1. That no vehicles may be parked in landscaped areas, all parking must be on the sites pavement.
2. Prospective buyers shall be encouraged to test drive vehicles on non-residential portions of Greenway Avenue.
3. Vehicle Service: The business must be registered with the Minnesota Pollution Control Agency as a hazardous waste generator and must abide by the MPCA rules as a generator.
4. All materials and equipment shall be stored within the building with the exception of the vehicles being displayed for sale.
5. That the real estate sign converted by the Polish Shop is removed.
6. If the ownership changes the City Clerk and Zoning Administrator shall be notified in writing within thirty (30) days of the change of ownership.



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and Storm.

Voting Nay: None

Abstain: None

NEW BUSINESS

3 There was no New Business.

OLD BUSINESS

4 There was no Old Business.

**A MOTION WAS MADE BY PLANNING COMMISSION MEMBER MEYERS,
SECONDED BY PLANNING COMMISSION MEMBER LOBERMEIER, TO ADJOURN
THE REGULAR MEETING OF THE WYOMING, MINNESOTA PLANNING
COMMISSION FOR OCTOBER 9, 2010 AT 7:15 P.M.**

Voting Aye: Lobermeier, Meyers, and Storm.

Voting Nay: None

Abstain: None