

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

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

Members present: Commissioners, Dougherty, Thomas, Meyers, and Richardson, Also present: Acting Administrator Berry, Engineer Erichson, Mayor Anderson, Council Member LaBarre.

Absent: None

APPROVAL OF MINUTES

- **Motion by Richardson seconded by Dougherty, to approve the minutes of 1-09-06, 2005 contingent on the change that CUP will be granted with conditions and a site plan being added to the conditions in the all-safe minutes. Motion stated carried unanimously.**

VISITORS – Nancy Immel – Nancy had a question on the differences between Planning Commission and the EDA. The PC said that Planning Commission is for Zoning, Buildings and the Comprehensive Plan. EDA is to promote new business and Economic Development in the city.

Gary Menne – Gary Menne believes there may be some issues from the Fairview Expansion as far as drainage into his property

Paul Klapperich – Present to speak on behalf of the Fegowi Development. Believes they have no right to his easement they would like to use.

OLD BUSINESS

4.1 All Safe – Site Plan Approval

Planning Commission believes there have been no changes in the site plan. Planning Commission wanted to make sure that the noise level must adhere to city ordinances. Commissioner Thomas had a few questions. Wanted the Fencing and screening to be a 8ft slat wood fence. PC asked Mr. Boettner how many employees would be working at the plant during a shift. 12-14 employees per shift. The building currently has 16 parking spaces. Mr. Boettner said that he would be putting six elevated trees on the east side of the fence. PC said they would like to see more than six trees. City Engineer Erichson said he would like to see area inside of the fence blacktopped as well. Mr. Boettner suggested by July 1st, 2007 so the ground has time to settle. Mr. Boettner was asked what color he would be painting the building, he said he was not sure but assumed a gray or beige color.

- **Motion by Richardson seconded by Dougherty, to approve the Site Plan for All Safe Inc. with the conditions that the site plan meets City Engineer Approval and that the Fenced area is blacktopped by July 1st, 2007. Motion stated carried unanimously**

4.2 Fegowi Development – Preliminary Plot

Ned Froberg of Hult Surveying was representing Dan Birdsall for this development. The two questions that PC raised were about the secondary access for fire trucks and the easement that the Birdsall developers would like to use. In the opinion of Mr. Birdsall they can use the road easement and put down class 5 and then cover the easement with dirt for the access. Paul Klapperich of the neighboring property spoke that the easement was intended for the original land locked parcel. The easement was for one resident, not multi residents, and he also contends it was not intended for Mr. Birdsall's parcel. He also says there are 40 mature trees that would be lost in the usage of the easement. PC thought they should consult with the city attorney on the documents these two parties are providing. Planning Commission also asked if the emergency access being just 50ft away from the main access if it was enough space? PC thinks that item should be tabled so the Fire Chief can look at the distance between the normal access and the emergency access and the City Attorney can look into the easement. Planning Commission also recommended to Mr. Klapperich to bring in pictures of the trees.

Motion by Meyer seconded by Richardson, to table this item until the Fire Chief and City Attorney have been able to review the emergency entrance and easement issues. Motion state carried unanimous.

4.3 Fox Hollow Development

John Whitcomb from Wesley Investments was present. Mr. Whitcomb went to explain that he had a concept meeting in December. Since that meeting he has had and created elevators for a basin that lies south of the property. He has met with Mark Erichson and the WSB wetland specialist and WSB believes it would have to be a contained basin, no controlled outlet. PC was somewhat weary of the project as far as the drainage aspect. The PC is worried about floods and the tightness of the development. Mr. Whitcomb believes that the land rarely floods, his homes are above the problem area, and only existing homes could have a problem. City Engineer Erichson does agree that this is a difficult piece to work with and that the city would not allow fill in some of the wetland. PC suggested they did not have a problem with the development but would want every concern the city engineer may have to be satisfied. PC asked about what they had heard that there was old documentation that the land was not developable. City Staff was unable to find any of these documents. PC believes that if all the drainage concerns can be met with the City Engineer that Mr. Whitcomb could move forward with his development.

NEW BUSINESS

5.1 Fairview Hospital Expansion

Mr. Menne believes that the hospital may be draining on his property and that the possible expansion of the hospital will only make the problem worse. Planning Commission believes that nothing was brought to their attention when Mr. Menne's property was rezoned. Representatives from Fairview said that with the expansion there will only be 1 additional acre of impervious space. Planning Commission would like to know if Fairview's expansion plan allows rainfall events? City Engineer Erichson says 100 year ponding or 6in. in 24 hours. City Engineer does not see how the Planning Commission could not approve the final plat. Commission member Meyers believes that wetlands fluctuate over the years. PC asked about the WAC/SAC fees for the expansion. City Engineer Erichson said that the WAC/SAC fees are complex and are contingent on met council plans.

- **Motion by Meyer seconded by Thomas for the Final Plat Approval for the Fairview Hospital Expansion Project and contingent on WAC/SAC fees being agreed upon. Motion stated carried unanimously.**

Resolution 02-06-06D – A Resolution approving the first Amendment To Development Agreement and First Amendment to Payment In Lieu Of Taxes And Services Agreement Between The City of Wyoming And Fairview Health Services Formerly Known as Fairview Hospital and Healthcare Services

- **Motion by Richardson seconded by Meyer approving resolution 02-06-06D. Motion stated carried unanimously.**

5.2 Motion to recommend adoption of Minnesota State Building Codes

- **Motion by Richardson, Seconded by Thomas to recommend adoption of Minnesota State Building Codes. Motion Stated carried unanimously.**

REPORTS

Commissioner Thomas – Michael Thomas had some recommendations for the planning commission. He would like to see some changes in the zoning ordinances or adhere to them. He would like to see all application forms available on the City Website. PC member Thomas would like a podium and easel for meetings and some sort of flow chart or cycle to be given to developers so they know the proper steps to be taken and the

proper documents to be submitted when they begin a project. He would also like to set up a workshop sometime soon with planning commission members to work on these items.

Commissioner Meyer – None

Commissioner Dougherty – None

Commissioner Richardson – None

- **Motion by Dougherty, seconded by Richardson, to adjourn at 9:03 pm.
Motion stated carried unanimously.**

_____, Deputy Clerk