

**UNAPPROVED MINUTES
PLANNING COMMISSION
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
MARCH 24, 2009
7:00 PM**

CALL TO ORDER:

Frank Storm called the Regular Meeting of the Wyoming Planning Commission to order for March 24, 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, Judy Coughlin, Sean Wagner, and Mark Lobermeier
Members Absent: Ken Meyers
Also Present: City Administrator Craig Mattson, City Staff Member Robb Linwood, Building Official Fred Weck and City Council member 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 maybe deferred to staff for research and future Planning Commission Agendas if appropriate."

APPROVAL OF MINUTES:

1. **Consider approving the minutes of the "Regular Meeting" of the Wyoming, Minnesota Planning Commission for March 10, 2009.**

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER WAGNER SECONDED BY PLANNING COMMISSION MEMBER LOBERMEIER, TO APPROVE THE "REGULAR MEETING" MINUTES OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR MARCH 10, 2009. CONTINGENT ON THE FOLLOWING CHANGES:

- Under Corrections in Table on the second bullet to the bottom add the removal of Clinics/Health & Government Building
- Under Page 5 Accessory uses change the second to last bullet to remove Automatic Teller from AG, R1, R2, R3, & R6.

*Voting Aye: Lobermeier, Wagner, Storm, and Coughlin
Voting Nay: None
Abstain: None*

SCHEDULED PUBLIC HEARINGS

2. Conditional Use Permit (CUP) for Spirit and Praise Church

Staff explained that this applicant submittal was almost identical to their first request. The applicants old CUP has expired and it was necessary for them to apply for a new CUP. Staff explained there is little or no change to staff report from the first time the applicant applied for a CUP. The only change this time is Chisago County changed the position for driveway access and included comments on possible bypass and turn lanes.

Representative from Church – There were no change to the building structure. Applicant is currently working with Chisago County on the bypass lane and turn lanes. County has not decided if the church will need a bypass lane and they may allow them to remove the turn lane. Church is willing to put in lanes and work with the county on this.

Planning commission had questions regarding the locations of the power line, retention pond, and screening. Have these items been addressed? Staff explained that Xcel energy will allow the moving of the power line so it was not going through the parking lot and moved off to the south side of property. Screening and retention pond have been addressed.

OPEN Public hearing at 7:09

Mark Oknich - Power line question. Will they be moved to the south side of the property?

Staff - It will be on the church property line between the residents and the church.

Mr. Oknich asks to be notified when the power lines are changed. Mr. Oknich has a daughter that has health concerns and needs to know about possible power interruption.

Close Public Hearing at 7:10

The planning commission wants to make sure storm water retention areas, easements and screening are handled correctly. The drainage plan is already part of the conditions in the staff report. The planning commission asked how the drainage plan will work in a landlocked pond and not directed towards the road? Staff stated that runoff should be infiltrated to the landlocked pond. The Planning commission believes that that would be a substantial amount of runoff and the pond should be addressed to make sure it can handle it.

Mark Oknich - The original road came across the south side of the property or existing driveway between the church and the homes to the south. There should be a good deal of gravel here and may make a difference in run-off.

Applicant responded that Hult surveying did do an 80 year capacity on the pond for rain and flood events.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER WAGNER SECONDED BY PLANNING COMMISSION MEMBER LOBERMEIER, TO RECOMMEND APPROVAL THE CONDITIONAL USE PERMIT FOR SPIRIT AND PRAISE CHURCH TO THE CITY COUNCIL CONTINGENT ON THE FOLLOWING.

- **ALL CONDITIONS LISTED ON THE STAFF REPORT # 1 -9**
- **ADD #10 NOTIFICATION OF ADJACENT LAND OWNER FOR POWER INTERRUPTION WHEN POWER LINES ARE MOVED.**

Voting Aye: Lobermeier, Wagner, Storm, and Coughlin

Voting Nay: None

Abstain: None

3. Ordinance Table and Articles of Administration – Bill Weber MFRA

Frank Storm feels that the PC is not making enough progress on the zoning ordinances. Frank has asked Bill Weber not to attend tonight's meeting. We feel we need to get some things done tonight without him present. Bill is only contracted for 20 hours, so we must use time with him wisely. We would like to move forward without him, have Fred and Robb correct the articles to reflect the Planning Commissions changes and send them back to Bill. Frank would like members to formally go through the changes he made to the administrative articles. He would like each member of planning commission to provide staff with a list of their changes. We will combine the changes to the documents as we go throughout the process. The final step will be having Bill Weber put together the documents after we approve all changes.

There are two different types of editing, editing actual content and editing for accuracy. We want to make sure the content is edited correctly first, the spelling and grammatical can be finished at the end. Each individual member will send their changes to the document and e-mail to staff.

FINSH SUMMARY TABLES

PAGE 7 Dimensional Standards for Residential Principal Buildings

- R-6 is now Medium and High density, 5,000 sq. ft. minimum - This can be explained as townhomes, apartments, duplexes and single family homes. Having a minimum size for detached high density housing would make sense.
- Setbacks on Mixed Use - Side Street setbacks on smaller homes would equal smaller setbacks.
- Interior yard setback for mixed use - The idea of this is the denser fabric and it will not have the same characteristic as a normal residential home. One item here that should be looked at is the mixed use, should we change the setbacks for a single family house if it was extremely tall. Talk to bill about this item.
- Parking Driveway setbacks - Remove the front and rear setback from R-6 and mixed use and discuss with Bill Weber
- In R6 and MXD, why 45ft or 3 stories for maximum height. We could have more than 3 stories and still meet the 45 feet. Talk to the Fire Chief to make sure the 45ft is acceptable with fire concerns.

PAGE 8 Dimensional Standards for C or I Principal Buildings – Without Public Sewer or Water

- For INDUSTRIAL collector Front setback for collector should be 73 CL and 40 ROW.
- For Interior Side yard Setback for I should be 40¹, not 401
- A possible question for Bill would be In CB there are no setbacks. How would you handle signs and awnings? Would they be allowed to go over into the Right of Way?

PAGE 10 Minimum off Street Parking Standards

- Under Additional Requirements - Service Parking should not be in Medical and Dental.
- Seating shall be based on the design capacity – this does not fit here, it seems like it should be for restaurants or seating.
- It was the planning commission understanding that garages must remain attached in a single family area and the garage should not be able to be converted into a living space.

PAGE 9 Dimensional Standards for Accessory Buildings

- Dimensional standards for accessory buildings – Do we want a smaller rear setback for accessory buildings in A, R1, and R2. Possibly see if Bill Weber has any thoughts on this item.
- Maximum height of accessory buildings - they are not allowed to be the same height of the house. Ag district, there is no maximum height, because you could be looking at a silo. It appears that Bill is trying to keep them all single story buildings. A large garage may not be tall enough for a large RV. Possibly add that any accessory building should fit in the same structure as the main building, the same could be said for the commercial buildings. Dimensional standards for accessory buildings would be made the same as the main building. Planning Commission Member Sean Wagner will try to draw up some examples for setbacks for accessory buildings at the next meeting.
- Parking standards - minimum parking standards for parking spots are often overstated. You end up with large parking lots that are empty. The Planning Commission does not like the idea of a community full of large unused parking lots. Make a note to Bill Weber on this item.

All Planning Commission members are asked to review the administrative chapter for the next meeting. Currently we have no business on the agenda so we should have a two hour work session dedicated to administrative articles.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER WAGNER, SECONDED BY PLANNING COMMISSION MEMBER COUHGLIN, TO ADJOURN THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR MARCH 24, 2009 AT 8:07 P.M.

Voting Aye: Lobermeier, Wagner, Storm, and Coughlin

Voting Nay: None

Abstain: None