

**UNAPPROVED MINUTES
PLANNING COMMISSION
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
APRIL 2, 2007
7:00 PM**

CALL TO ORDER:

Michael Thomas, Planning Commission Chairman, called the Regular Meeting of the Wyoming Planning Commission to order for April 2, 2007 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: Chairman Michael Thomas, Commission Members Rich Gleason, Ken Meyers, PJ Richardson, Frank Salava and Council Member Gary Menne.

Absent: None

Also Present: City Administrator Craig J. Mattson and City Staff Member Robb Linwood

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."

"NO COMMENTS RECEIVED"

APPROVAL OF MINUTES:

- 1 **Consider approving the minutes of the "Regular Meeting" of the Wyoming, Minnesota Planning Commission for March 5, 2007.**

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER SALAVA, SECONDED BY PLANNING COMMISSION MEMBER GLEASON, TO APPROVE THE "REGULAR MEETING" MINUTES OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR March 5, 2007.

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Voting Aye: Gleason, Salava, Meyers, Richardson and Thomas

Voting Nay: None

Abstain:

ACKNOWLEDGE RECEIPT OF REPORTS OF OFFICERS, BOARDS, COMMISSIONS AND DEPARTMENT HEADS:

2 City Staff Report to Planning Commission

OLD BUSINESS: NONE

NEW BUSINESS:

PUBLIC HEARING

3. Credit Union Recovery Conditional Use Application.

Terry Brelje – Co-owner of CU Recovery was present representing the business.

The Public Hearing Opened at 7:04

Sally Detlefsen – Has concerns about holding ponds on near property line, young children, parking lights, construction during the day, a sound barrier (possible fence) Concerned on what type of tenants may be in the building. Wants to know if the proposed development could be any smaller as well.

Pat Johnson – Concerns on Privacy for residents near development, right now there is a field behind the current business that acts as a barrier.

Mike Lala – Concerns about noise, lighting, tree loss and losing sound barriers.

Gary Detlefsen – Concerned about storage in increased size of parking lot proposed.

Michelle Combi – Concerns on safety of children with retention ponds in area, has concerns about noise development will bring as well as strangers because of the businesses in the complex.

Pat Johnson – Asks if the developer would consider building in Stacy.

Millicent Hamlin 26337 Fenwick Ave. – Concerns over Noise, Traffic, Sound Barrier

Close Public Hearing 7:44

The Planning Commission of the City of Wyoming had some questions and concerns for the developer as well. The Planning Commission wanted to make sure that the builder knew that the CUP would not allow any outside storage, he would be required to meet city ordinance on noise, and must meet city specs for the ponding. The developer believes that the development will meet all of those requirements. He said as far as the concerns from the neighbors he said that the development is going 2 ½ times over the

required setbacks for the rear of the property. He is open to fencing, screening, burming or planting trees for noise and screening. The Planning Commission asks the normal operating hours for the business currently. Terry Brelje says right now about 7am to 9pm. Planning commission believed their plan had about 16 spaces for parking than required, they suggested possibly eliminating those spaces for the possibility of more green space. The planning commission suggested having the fire access behind the main building be class 5 with sod put over the top of it instead of the blacktop. They would like to see pines or burming on the north and east sides of the property. They also would like to see if the could make the holding ponds dry if at all possible.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER RICHARDSON, SECONDED BY PLANNING COMMISSION MEMBER SALAVA, TO APPROVE THE CONDITIONAL USE PERMIT FOR CREDIT UNION RECOVERY WITH THE FOLLOWING CONTINGENCIES LISTED BELOW.

- 1. No Drive Thru allowed on any part of the property.**
- 2. Minimal parking spots space to preserve green space**
- 3. No outdoor storage**
- 4. City Attorney and Engineer approval**
- 5. Notation that just one access might be available to property with CR-22 construction. The developer should contact MN/DOT regarding the access.**
- 6. Trailer behind current building site is removed or has some sort of resolution.**
- 7. Some form of screening on the north and east sides of the property: Fencing, Pine Trees or possibly burming.**
- 8. 24-month sunset on conditional use permit, anything not completed after this time will have to go back to the Planning Commission and City Council for a new building.**
- 9. Have class 5 and sod over fire access on the backside of phase 1 of the development, no more black top then necessary.**
- 10. The Applicant abides by all other City and State ordinances and standards for the General Business District and all other site plan and building ordinances that are applicable to the development.**

*Voting Aye: Meyers, Gleason, Salava, Richardson and Thomas
Voting Nay: None*

4. Hallberg Marine – Public Hearing/Site Plan Approval

Gene Hallberg – Owner of Hallberg Marine and Scott Holmberg – Durand Builders are both present.

The planning commission opens the meeting by saying that this is just a site plan review

and not a public hearing. The public hearing is not necessary for the site plan review and was an error. The City apologizes for any inconvenience. The Planning Commission opens the public hearing in case there is anyone that would like to speak regarding the development since it was noticed.

No public comment on this matter. Close Public Hearing

The Planning Commission stated that the applicant had an incomplete site plan. Therefore the Planning Commission would not be able to review the project. There is no site plan, no drainage plan, no engineered signed plans, and no signed architectural plans.

The applicant says the building that they are rebuilding is the Premier Marine building and many people are out of work until that building is reconstructed. The Applicant asks for a possible special meeting for the site plan review.

The Planning Commission grants a special meeting for the applicant on April 17, 2007 at 5:30 PM. The Planning Commission tells the applicant that his engineers and architects should get in contact with the City Engineer and City Building Inspector.

The Planning Commission has a list of items for the applicant to keep in mind for the site plans.

- 10% of the site should be landscaped*
- Check on setbacks*
- Check on impervious space required*
- Number of parking spots should be determined.*
- Building design standards, especially materials on outside of building.*

ADJOURN

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER RICHARDSON, SECONDED BY PLANNING COMMISSION MEMBER MEYERS, TO ADJOURN THE APRIL 2, 2007 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 8:30P.M.

Voting Aye: Meyers, Gleason, Richardson, Salava and Thomas

Voting Nay: None

Abstain: None