

**UNAPPROVED MINUTES
PLANNING COMMISSION
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
August 6, 2007
7:00 PM**

CALL TO ORDER:

Michael Thomas, Planning Commission Chairman, called the Regular Meeting of the Wyoming Planning Commission to order for June 4, 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, PJ Richardson, Ken Meyers, Frank Salava and Council Member Liaison 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 June 4, 2007.**

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER RICHARDSON, SECONDED BY PLANNING COMMISSION MEMBER SALAVA, TO APPROVE THE "REGULAR MEETING" MINUTES OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR June 4, 2007. (With the change noted to have Ken Meyers name added to the roll call as present)

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

Voting Nay: None

Abstain:

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

2 City Staff Report to Planning Commission

3 PUBLIC HEARING – Ken Anderson/Crystal Pierz Marine CUP Application.

Ken Anderson – Speaks on how he use to sell boats, marine products, and then in 1998 the city enacted an ordinance change. The ordinance stated that retail would not be allowed in the industrial district. Mr. Anderson believes that his property is grand fathered in. Mr. Anderson also believes that the industrial park needs more business and a retail landscape would not hurt it.

PC – When Mr. Anderson originally purchased the property? 1985, he operated half with his own business and leased out half for yard storage docks and boat lifts until 1987. Vibo docks operated from 1987 to 1995 selling dock and lifts. The last 7 ½ years was wonder industries has been there which is warehouse/machine shop.

Crystal Pierz has explored other properties in the city, but the only available ones exist in the industrial park.

PC – They believe the only sales or retail allowed in the industrial park is either grand fathered in or is an accessory usage to a business.

Crystal Pierz – believes that Wyoming has always been a boat community and the feel that they are a good fit. The building would be a showroom and they would try to get signage on the site. They would upgrade the building. The volume of boats would be 6 or 7 boats inside with 6 or 7 on the outside of the building consisting of pontoons and fiberglass boats.

OPEN PUBLIC HEARING 7:20 P.M.

Gene Hallberg – believes that the site is too small with existing businesses in the building. Thinks that having 15 boats at a location is too small, says that you need at least 50. Believes the reason they want the space it the location right at the driveway of Hallberg Marine. Mr. Hallberg also explained that Crystal Pierz is in a down slope, they have closed stores and business is diminishing. He believes that if this business is allowed in the industrial park the whole thing might become a used car lot.

NO OTHER COMMENTS FROM PUBLIC/CLOSE PUBLIC HEARING AT 7:25 P.M.

The Planning Commission believes that if they were to allow this business they would be going directly against the ordinances and that it could set a poor precedent. The final issue is the ordinances say no retail business or retail business if it is an accessory use to the building. Anderson – suggests that the business was allowed at one time and what is it gong to hurt having the business.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER RICHARDSON, SECONDED BY PLANNING COMMISSION MEMBER SALAVA, TO APPROVE THE TO DENY THE CUP REQUEST FOR CRYSTAL PIERZ MARINE AND KEN ANDERSON:

DISCUSSION – *The Planning Commission believes that the EDA should possibly examine the business and the situation at their next meeting.*

Voting Aye: Gleason, Richardson, Thomas, and Salava

Voting Nay: Meyers

Abstain: None

OLD BUSINESS: NONE

NEW BUSINESS:

4. Review of Ordinance Regulating the sale of motor vehicles from lots in the R-1, R-2, R-3 District.

Lucas Tellin was present to say that he was against the ordinance being reviewed. Says that he cannot find any other community that practices it. According to Mr. Tellin this includes, Forest Lake, Ham Lake, Columbus, White Bear and Lino Lakes.

The Planning Commission agreed that the owner of the property must own the vehicles; he or she should not be selling others vehicles. They also thought the 1 vehicle allowed for sale every year is a bit strict. The PC asked if current ordinances already took care of this. Not being able to sell or repair cars in these districts. They also wanted staff to find out what other communities had restrictions like this. It was brought up that you can sell up to 5 cars in Forest Lake before you need a dealer's license. Possibly consult the city attorney on this as well. The planning commission would like to bring this item back for public hearing at the next months planning commission meeting.

5. Status of Comprehensive Plan –

The Comprehensive Plan for the City of Wyoming and Wyoming Township will be moving forward. The township has earmarked the money for half of the cost of the comp plan and the town board should approve the plan on Wednesday, August 8, 2007. Meetings for the Comp Plan should begin in late August or Early September.

ADJOURN

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER GLEASON, SECONDED BY PLANNING COMMISSION MEMBER SALAVA, TO ADJOURN THE AUGUST 6, 2007 “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 8:15 P.M.

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

Voting Nay: None

Abstain: None