

**APPROVED MINUTES
PLANNING COMMISSION
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
APRIL 12, 2016
7:00 PM**

CALL TO ORDER:

Planning Commission Chairman Frank Storm called the Regular Meeting of the Wyoming Planning Commission of April 12, 2016 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: Judy Coughlin, Mathew Engstrom, Mark Lobermeier, Ken Meyers, and Frank Storm.

Members Absent: None.

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 March 22, 2016.**

Commissioner Coughlin requested staff address the language regarding traffic patterns on Page 1. Zoning Administrator Weck explained he wrote this language into the minutes.

A MOTION WAS MADE BY PLANNING MEMBER LOBERMEIER, SECONDED BY PLANNING COMMISSION MEMBER MEYERS, TO APPROVE THE “REGULAR MEETING” MINUTES OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR MARCH 22, 2016.

Voting Aye: Coughlin, Engstrom, Lobermeier, Meyers, and Storm.

Voting Nay: None

Abstain: None

SCHEDULED PUBLIC HEARINGS:

2. **None.**

NEW BUSINESS:

3. **Site Plan: Mini-Storage Building
24060 Greenway Road
Mike Kaeding – Kaeding Properties – A-1 Mini Storage**

Zoning Administrator Weck explained the proposed mini-storage building was similar to a request from several years ago. He reported a final build out with storm sewer would need to be reviewed by the City. Staff recommended approval to the City Council with a condition. It was noted staff was waiting to receive comments from the watershed district.

Chair Storm asked if the applicant had anything to add at this time.

Ryan Anderson, ISG Group, introduced himself to the Commission.

Steven Schumacher, Kaeding Properties, introduced himself and noted he had nothing to add.

Commissioner Lobermeier believed the development made sense. He explained he only had questions about the stormwater plan. He questioned if this matter should move forward if the layout was going to be different.

Mr. Anderson explained the watershed district was making a determination on whether or not the site would come in below their rule of 2.0 for stormwater management. He explained his first option would be to come in below the requirements. He noted the water onsite drained from north to south. He indicated he would not be able to treat the impervious area on site. He commented if he could not avoid the 2.0 rule he would have to come back before the City to request a variance to not treat the existing impervious surface.

Chair Storm asked when the applicant would be meeting with the watershed district.

Commissioner Lobermeier reported the watershed group would be meeting tomorrow afternoon.

Commissioner Coughlin questioned if four buildings would be constructed.

Mr. Anderson stated this was the original plan, however, this would not be feasible and the plans would be revised.

Commissioner Coughlin inquired if an MPCA permit was required for this development.

Mr. Anderson indicated the contractor would apply and receive this permit.

Commissioner Coughlin requested further information on the plantings that would surround the infiltration basin.

Mr. Anderson reported the MPCA had a large selection of plant recommendations. He anticipated the area would have native prairie grasses. He understood he could do a better job describing what would be planted in this area.

Commissioner Engstrom asked if the plans would come back to the Planning Commission for review if revised.

Zoning Administrator Weck advised this would depend on how much the plans were changed.

Commissioner Coughlin questioned if the Planning Commission should wait to make a decision on this item until the watershed district had reviewed the matter.

Commissioner Lobermeier supported the Planning Commission waiting. He stated another option would be to approve the request conditionally and any major changes to the plans would have to be reviewed by the Planning Commission.

Zoning Administrator Weck recommended the Planning Commission table action on this item to allow for a more thorough review after the item had been addressed by the watershed district.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER LOBERMEIER, SECONDED BY PLANNING COMMISSION MEMBER ENGSTROM, TO TABLE ACTION ON THIS ITEM TO THE APRIL 26, 2016 PLANNING COMMISSION MEETING.

Voting Aye: Coughlin, Engstrom, Lobermeier, Meyers, and Storm.

Voting Nay: None

Abstain: None

OLD BUSINESS

4. None.

COMMUNICATIONS:

5. None.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER COUGHLIN, SECONDED BY PLANNING COMMISSION MEMBER MEYERS, TO ADJOURN THE REGULAR MEETING OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR SEPTEMBER 22, 2016 AT 7:14 P.M.

Voting Aye: Coughlin, Engstrom, Lobermeier, Meyers, and Storm.

Voting Nay: None

Abstain: None