

Chairman Storm asked the applicant's representative, Dave Tetrault, whether he had anything to add to the application. Mr. Tetrault, with the building contractor, Steve Foley, if the sample of the roofing material they brought (similar to the adjacent buildings, but a white painted ribbed steel panel) would be allowed in place of a standing seam roof. Mr. Tetrault and Mr. Foley went on to explain that the material is the same gauge steel the same 25 year warranty and the same paint as a standing seam panel and that for a large roof as the one being proposed a standing seam roof panel will "oil can" (flex and wrinkle with the expansion and contraction of the roof panel) and that its appearance will be affected; whereas the ribbed steel panel will not oil can. Mr. Foley also said that with the standing seam roof they would not be able to put in skylights for natural light.

Chairman Storm asked the Commissioners if they had any questions. Commissioner Engstrom expressed concern with the number of conditions in the staff recommendation. Weck responded that the first two conditions for property line setbacks and impervious surface area coverage could be alleviated without variances by adjusting the building location or with property line adjustments because the applicant owns the surrounding properties. He also explained that if the Planning Commission approved the building design and that if the applicant made the adjustments so that the variances are not required that the proposal would not need to come back to the Planning Commission or City Council for review.

Commissioner Coughlin asked for clarification about the Industrial Park drainage plan being designed for an 80% impervious surface area. Weck explained that in 1999 the drainage area was increased for the site and that ponds were installed that were supposed to allow the area to have 80% impervious coverage and that, that plan is what the city engineer is reviewing. Commissioner Coughlin asked about previous Hallberg project in 2010 south of the current proposed site that required additional ponding. Weck explained that, that area is outside of the 1999 drainage plan area.

Commissioner Coughlin asked Mr. Tetrault whether the building would have fire sprinklers; he responded no. Weck explained that he included the building and fire comments in his staff report to let the applicant know that based on the size of the proposed building that sprinklers will be required unless the applicant can show a reason why not, and that he was still waiting to hear back from the state fire marshal whether the proposed storage of the boats would be considered high-piled storage and would require the fire sprinkler system regardless of the building size. After questioning Weck went on to explain that the sprinkler requirements are based on what is being stored in a building and the size and construction of the building and because of the fuel load that the building supplies to a fire.

Commissioner Coughlin asked if the roof sample met the ordinance requirement of "standing seam metal roof or better". Weck responded that, that is for the Planning Commission to determine. Mr. Taylor responded that the same material has been used in a number of metro cities and that in the City of Longville they had done a strip mall with a standing seam roof with long runs that oil canned and that the city had offered to help to replace the roof because it looked so bad. Commissioner Engstrom asked what is the difference between a standing seam roof and a ribbed panel roof. Mr. Taylor replied that the ribbed roof panel has tensile ridges every three inches with the main ones every nine inches, and that the standing seam roof has a seam every 18 inches with flat steel between. Mr. Taylor also explained that the brown and tan samples that he brought would be used on the wall facing the freeway, but that the wall facing Fallbrook Avenue would be the same colors with texture clad panel siding used on the last Hallberg building. Mr. Tetrault went on to explain that the garage doors will be two toned like the walls and that the stone wainscot will also be on the building.

Commissioner Coughlin asked if there would be lighting. Mr. Tetrault responded that they would have additional lighting on the south side of the building and probably on the gable ends

as well. She asked if the City should see a lighting plan; Weck responded that it could be made a condition of approval.

Chairman Storm opened the public hearing at 7:23 P.M., there being no public comments the hearing was closed.

Chairman Storm went through the staff's conditions with the addition of a lighting plan and asked Mr. Tetrault if he needed any verification of the conditions. Mr. Tetrault responded that he is not the owner and would need to speak to him about them.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER STORM, SECONDED BY PLANNING COMMISSION MEMBER COUGHLIN, TO RECOMMEND TO THE CITY COUNCIL THE APPROVAL OF HALLBERG INC. REQUEST TO ALLOW THE CONSTRUCTION OF A BOAT STORAGE FACILITY BASED ON THE FINDINGS THAT THE STANDARDS CONTAINED IN ARTICLE V, DIVISION 4, SITE PLAN REVIEW, HAVE BEEN MET, AND WITH THE FOLLOWING CONDITIONS:

1. That the building is relocated to meet minimum property line setbacks or a variance is approved.
2. That the property has no more than a 50% impervious surface area or that a variance is approved.
3. That the roofing material is not agricultural grade metal (galvanized metal).
4. That the City Engineer approves the grading and drainage plan.
5. That the building complies with the Minnesota State Building and Fire Codes.
6. That a lighting plan for the exterior of the building is submitted and approved by staff prior to the building permit being issued.

Voting Aye: Coughlin, Engstrom, and Storm.

Voting Nay: None

Abstain: None

SCHEDULED PUBLIC HEARINGS

3. None

OLD BUSINESS

4. None

COMMUNICATIONS:

5. Zoning Administrator Weck told the Planning Commission about a rezoning and site plan review for the former Menne property for the next meeting and a remodeling project at Meadows on Fairview.

Commissioner Engstrom asked about dog kennel application and how the ordinance could be reviewed and improved based on some of the concerns about it. Weck responded that other cities ordinances could be researched and the parts that would work for Wyoming could be presented for discussion.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER COUGHLIN, SECONDED BY PLANNING COMMISSION MEMBER STORM, TO ADJOURN THE REGULAR MEETING OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR NOVEMBER 26, 2013 AT 7:28 P.M.

Voting Aye: Coughlin, Engstrom, and Storm.

Voting Nay: None

Abstain: None