

**APPROVED MINUTES
PLANNING COMMISSION
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
NOVEMBER 8, 2011
8:00 PM**

CALL TO ORDER:

Planning Commission Chairman Frank Storm called the Regular Meeting of the Wyoming Planning Commission of November 8, 2011 to order at 8:00 P.M.

CALL OF ROLL:

On a Call of the Roll the following members of the Wyoming Planning Commission were present: Judy Coughlin, Mark Lobermeier, Ken Meyers, and Frank Storm

Members Absent: Sean Wagner.

Also Present: Zoning Administrator Fred Weck, Council Liaison Roger Elmore.

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 August 23 2011.**

Commissioner Lobermeier noted three typographical errors on page 2 of the minutes:

In vision should be envision;

"and have" should be "and also have";

Comlied should be complied.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER LOBERMEIER, SECONDED BY PLANNING COMMISSION MEMBER MEYERS, TO APPROVE THE "REGULAR MEETING" MINUTES OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR AUGUST 23, 2011 AS CORRECTED.

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

Voting Nay: None

Abstain: None

NEW BUSINESS

- 2 CONDITIONAL USE PERMIT Motor vehicle dealership
at 6671 Lake Boulevard**

Todd Hegstad of Lakeside Auto Sales, LLC was present to request a Conditional Use Permit for a motor vehicle dealership at 6671 Lake Boulevard. Chairman Storm asked staff if there was anything to add to the report, staff responded that there have been noise complaints about the current and prior owners of the property

Chairman Storm asked the Commission members if they had any questions. Commissioner Lobermeier asked the applicant if they were selling new or used cars and what vehicles they will be servicing, the applicant responded that they will be selling used cars and that primarily they will be servicing the cars that they will be offing for sale, but may also service some other vehicles as side work.

Chairman Storm opened the public hearing at 8:05 P.M.

Pat & Carole Kenneally of 6750 Greenway Lane were present and stated that they have lived behind the property for 17 years and expressed the following concerns about the way that the prior users of the property have operated:

1. Noise from an outdoor intercom speaker system. The applicant stated that there are only two phone lines and that they don't intend to use the intercom system.
2. Late hour noise. The applicant stated that business hours will be from 9:00 am – 8:00 pm, and that the mechanics end their shift between 5:00 – 6:00 pm.
3. Whether vehicle repair will include the use of paint spray booths. The applicant stated that there are no plans to install, nor will there be a need paint spray booths.
4. Complaints about an exterior light shining on their property; dead trees that are supposed to be screening the property from residential areas; and barrels along the fence line. Staff replied that those issues are the responsibility of the property owner and not the applicant, and that staff would contact the property owner to address them.

Chairman Storm closed the public hearing at 8:17 P.M.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER MEYERS, SECONDED BY PLANNING COMMISSION MEMBER COUGHLIN, TO RECOMMEND TO THE CITY COUNCIL THE APPROVAL OF LAKESIDE AUTO SALES, LLC REQUESTED CONDITIONAL USE PERMIT FOR A MOTOR VEHICLE DEALERSHIP BASED ON THE FINDINGS OF FACT THAT THE STANDARDS FOR A CONDITIONAL USE PERMIT HAVE BEEN MET AND WITH THE FOLLOWING CONDITIONS:

1. Any increase of impervious surface area on the site will require the approval of a variance and a stormwater and drainage plan approved by the City Engineer.
2. Screening of the property as required in the Marine Sales Conditional Use Permit granted in 2000 must be maintained.
3. That no vehicles may be parked in landscaped areas, all parking must be on the sites pavement.
4. Prospective buyers shall be encouraged to test drive vehicles on non-residential portions of Greenway Avenue and Highway 8 / Lake Boulevard.
5. Vehicle Service: The business must be registered with the Minnesota Pollution Control Agency as a hazardous waste generator and must abide by the MPCA rules as a generator.
6. All materials and equipment shall be stored within the buildings with the exception of the vehicles being displayed for sale.

7. If the ownership changes the City Clerk and Zoning Administrator shall be notified in writing within thirty (30) days of the change of ownership.

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

Voting Nay: None

Abstain: None

COMMUNICATIONS: Comfort Lake-Forest Lake Watershed District

The Commissioners and Staff discussed a letter that was received from the Watershed District regarding a violation of the shoreland rules on Comfort Lake by a property owner who exceeded the terms of a grading permit issued by the City and who excavated below the ordinary high water line of the lake in violation of watershed and DNR rules. Commissioner Lobermeier is the City Council Liaison to the watershed district and he stated that during the last watershed meeting while reading the shoreland ordinance that some of it is unclear and that it should be reviewed by the Commission to address some of its shortcomings. Commissioner Lobermeier said that he will bring back to the Commission any comments from the watershed at its next meeting.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER MEYERS, SECONDED BY PLANNING COMMISSION MEMBER COUGHLIN, TO ADJOURN THE REGULAR MEETING OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR NOVEMBER 8, 2011 AT 8:27 P.M.

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

Voting Nay: None

Abstain: None