

**APPROVED MINUTES
PLANNING COMMISSION
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
APRIL 22, 2014
7:00 PM**

CALL TO ORDER:

Planning Commission Chairman Frank Storm called the Regular Meeting of the Wyoming Planning Commission of April 22, 2014 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: Council Liaison Roger Elmore, and 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 may be deferred to staff for research and future Planning Commission Agendas if appropriate. You will be limited to two (2) minutes and we ask that you conduct yourself in a professional, courteous manner, and refrain from the use of profanity. Failure to abide by this policy may result in the loss of your privilege to speak”.

Neil Rever, 24679 Hale Avenue, presented the Planning Commission with a document with excerpts of tower ordinances from the cities of Wyoming, Maplewood and Liberty, Maine regarding the locating of cell towers. He also suggested an advisory panel consisting of members from the Planning Commission, City Council, and the public.

APPROVAL OF MINUTES:

- 1. Consider approving the minutes of the Regular Meeting of the Wyoming, Minnesota Planning Commission for April 8, 2014.**

Commissioner Coughlin noted that the motion to approve Max Anderson’s site plan included a boat storage building.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER COUGHLIN, SECONDED BY PLANNING COMMISSION MEMBER MEYERS, TO APPROVE THE “REGULAR MEETING” MINUTES OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR APRIL 8, 2014 AS CORRECTED.

*Voting Aye: Coughlin, Engstrom, Lobermeier, Meyers, and Storm.
Voting Nay: None.
Abstain: None.*

SCHEDULED PUBLIC HEARINGS:

- 2. Conditional Use Permit: Spirit & Praise Pentecostal Church
Church with associated uses and structures
24135 Greenway Road**

Spirit & Praise Pentecostal Church pastor Mike Waddle told the Planning Commission that his church has been in the City of Wyoming for 38 years and that they need to move to a larger building and have a purchase agreement to buy the old Sears building contingent on the approval of the Conditional Use Permit.

Commissioner Engstrom asked the applicant about the alternate parking plans Pastor Waddle responded that they are looking for more spaces to allow the church to grow and that he has spoken to the owner of the adjoining properties both next door and across the street and that he said that they could use their spaces if needed. Commissioner Engstrom asked about the septic system; Weck explained that the system could be designed to treat the waste water over the course of a week instead of during the peak times or that the mound area could be increased. He also explained that prior to large functions the tanks could be pumped for additional capacity or that portable restrooms could be brought in.

Commissioner Meyers asked who is responsible for the parking lot screening since it wasn't put in initially. Pastor Waddle responded that the church could plant the trees.

Commissioner Lobermeier asked about the condition of the building because it had been vacant. Pastor Waddle said that the roof and siding are good and that the well and septic had been inspected and passed, and that the parking lot is the item that needs the most work. Commissioner Lobermeier offered that since the alternate parking plans don't work at the loading dock that the driveway access could be moved to line up with the parking and could make more spots available.

Chairman Storm opened the public hearing at 7:21 P.M., there being no public comment the hearing was closed.

Commissioner Engstrom agreed with Commissioner Lobermeier's idea about moving the driveway access and added that it may help with the impervious surface area on the site.

A MOTION WAS MADE BY PLANNING COMMISSION CHAIRMAN STORM, SECONDED BY PLANNING COMMISSION MEMBER ENGSTROM, TO RECOMMEND TO THE CITY COUNCIL THE APPROVAL OF SPIRIT & PRAISE PENTECOSTAL CHURCH'S CONDITIONAL USE PERMIT TO ALLOW THE OPERATION OF A CHURCH WITH ASSOCIATED USES AND STRUCTURES IN THE COMMERCIAL (C) ZONING DISTRICT AT 25135 GREENWAY ROAD. BASED ON THE FINDINGS THAT THE STANDARDS CONTAINED IN ARTICLE V, DIVISION 6, CONDITIONAL USE PERMITS HAVE BEEN MET, AND WITH THE FOLLOWING CONDITIONS:

1. That the septic system be designed to treat a minimum of 408 gallons of effluent a day.
2. That the applicant provides screening in accordance with Section 40-722, (2) of the Zoning Ordinance.

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

Voting Nay: None.

Abstain: None.

NEW BUSINESS:

**3. Sketch Plan: Delmonico Park
4510 252nd Street**

Tom Carlisle of the Delmonico Investment Group presented the Planning Commission with the sketch plan for the remaining lots and streets within the Delmonico Park Development.

Commissioner Engstrom asked the applicant about the park dedication, Chris Hoyt, also of the Delmonico Investment Group, responded that they are working to get the deed recorded.

Commissioner Coughlin asked about the required septic area and mound system layouts on some of the lots and the remnant parcel. Weck responded that nothing had changed since he last reviewed the plan and that the septic areas still need to be addressed and that previously the remnant parcel was to be conveyed to an adjacent property owner.

OLD BUSINESS:

4. None.

COMMUNICATIONS:

5. Wireless Telecommunications Moratorium Ordinance

Zoning Administrator Weck advised the Planning Commission that the City Council did adopt a moratorium to allow the Planning Commission time to do studies and to revise the ordinance as necessary. He explained that they could just fix the definition of “designated residential property” or go further and look at other ordinances.

The Commissioners discussed tower heights, location, increasing the applicant required search area for colocation, property line setbacks, fees, other cities ordinances, current and future zoning of properties and possible conflicts, and “stealth” towers. Chairman Storm said that he would speak to the County Administrator who was at Lake Elmo when they recently amended their ordinance.

6. Social Host Ordinance.

The Planning Commission discussed a proposed social host ordinance for the city using the county ordinance as a template. Commissioners expressed concern that the ordinance could hold a property owner accountable even if they did not know that minors were drinking on the property. Chairman Storm indicated that the county also had the same concern when working on it. The Commissioners asked Weck to get the Police Chief and City Attorney’s opinions on whether the city needs to ordinance and if there are other enforcement options.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER LOBERMEIER, SECONDED BY PLANNING COMMISSION MEMBER COUGHLIN, TO ADJOURN THE REGULAR MEETING OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR APRIL 22, 2014 AT 7:55 P.M.

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

Voting Nay: None.

Abstain: None.