

**APPROVED MINUTES
PLANNING COMMISSION
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
MAY 26, 2015
7:00 PM**

CALL TO ORDER:

Planning Commission Chairman Frank Storm called the Regular Meeting of the Wyoming Planning Commission of May 26, 2015 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, Mark Lobermeier, Ken Meyers, and Frank Storm.

Members Absent: Mathew Engstrom, Council Liaison Mayor Eric Peterson.

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. None.

The May 12, 2015 Planning Commission minutes were not complete and were deferred to the next regular meeting.

SCHEDULED PUBLIC HEARINGS

- | | |
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| 2. Variance, V-15-001 | Impervious Surface Area and Maximum Building Coverage |
| Site Plan Review SP-15-002 | Building Addition Hallberg Inc. for Rosenbauer Motors |
| | 5190 260th Street |

Scott Rasmussen of Duran Builders explained to the Planning Commission the proposed addition to Rosenbauer Motors building at 5190 260th Street will be similar to the last two buildings constructed for Hallberg Inc. that the exterior will match those with Textureclad[™] Stucco panel siding and the building will be used for manufacturing fire engines and will also contain office space.

Roger Humphrey of Humphrey Engineering explained the grading and drainage plans and including three access points, two on 260th Street and one on Fallbrook Avenue. Exterior storage, parking

spaces and loading docks will comprise the impervious surface areas. Also include on the site will be stormwater ponds for pretreatment and infiltration. In addressing the City Engineer and Zoning Administrator's staff review comments he told the commission that no new employees will be added so increased traffic shouldn't be an issue and that there is sufficient parking based on the number of employees or proof of parking could be shown. He stated that to meet the 50% impervious surface are requirement that 5 more acres of land would be needed. He also stated that they desire to begin the project quickly. Commissioners Lobermeier and Meyers expressed concerns about the proposed stormwater plans not meeting city requirements and that the proposed parking is only at 65% of what is required. Commissioner Coughlin asked how many employees Rosenbauer Motors has. Dan Kellogg of Rosenbauer replied that there are 135 at the location now and that the total will be 240 employees after the addition is complete and they move from three other buildings in the industrial park. He continued that in the next 3-5 years that more employees will be added if the company grows as planned. He added that they are constructing 139 trucks this year and that their goal is to reach 550 trucks per year while using one shift working ten hours. Regarding parking and traffic Mr. Kellogg explained that additional parking will be added with the addition and with the consolidation of operations in one location there will be less traffic on the local roads because parts that are being stored elsewhere and trucks that are being transferred to other buildings will all be at the new location. Commissioner Coughlin questioned if there is adequate parking for the employees that will be moving to this location. Mr. Kellogg acknowledged that additional parking may be needed. Mr. Humphrey offered that the north entrance could be shifted south which would create an additional 30 spaces along the north fence. Zoning Administrator Weck replied that the proposed changes will need to be shown on a revised plan and that those changes will need to be reviewed so that the staff report can be revised to provide a recommendation to the Planning Commission. The commissioners and applicants discussed the timing of Planning Commission and City Council meetings and whether partial permits could be issued before the full plans have been approved and how long it would take to review those revisions. With the Planning Commission concerned that the applicant's engineer could complete the revisions and still leave enough time for the city engineer to review, and with the applicant concerned about keeping their construction schedule on time. The commissioners discussed having a special meeting prior to the next City Council meeting instead of tabling the request until their next regular meeting.

Chairman Storm opened the public hearing for the variance request at 7:55, no members of the public asked to speak and the public hearing was closed.

A MOTION WAS MADE BY PLANNING COMMISSION CHAIRMAN STORM SECONDED BY PLANNING COMMISSION MEMBER COUGHLIN FOR THE PLANNING COMMISSION TO HOLD A SPECIAL MEETING, WITHOUT REOPENING THE PUBLIC HEARING, AT 6:00 PM ON TUESDAY JUNE 2ND PRIOR TO THE CITY COUNCIL MEETING IN ORDER TO CONSIDER THE APPLICANTS REQUESTS.

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

Voting Nay: None

Abstain: None

NEW BUSINESS

3. Review Architectural Standards Section of the Zoning Ordinance

Zoning Administrator Weck explained that the City Council directed the Planning Commission to review the architectural standards after the request for the building addition at Autowerks. Commissioner Coughlin offered that the Planning Commission recommendation followed the sections of the ordinance regarding the addition having a consistent architectural expression with the

existing building and being compatible with its surroundings and the neighborhood. The commissioners discussed the goals of the Comprehensive Plan in regards to building appearance as well as impervious areas in the higher density industrial and commercial districts. The commissioners decided to discuss both issues with the city engineer during the Comprehensive Plan update.

OLD BUSINESS

4. None.

COMMUNICATIONS

5. None.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER LOBERMEIER SECONDED BY PLANNING COMMISSION MEMBER MEYERS, TO ADJOURN THE REGULAR MEETING OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR MAY 26, 2015 AT 8:07 P.M.

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

Voting Nay: None

Abstain: None