

**APPROVED MINUTES
PLANNING COMMISSION
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
JUNE 10, 2014
7:00 PM**

CALL TO ORDER:

Planning Commission Chairman Frank Storm called the Regular Meeting of the Wyoming Planning Commission of June 10, 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, and Frank Storm.

Members Absent: Ken Meyers.

Also Present: Mayor Eric Peterson, 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”.

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 May 27, 2014.**

Commissioner Coughlin noted that the motion to adjourn was made by Commissioner Lobermeier not herself.

A MOTION WAS MADE BY PLANNING COMMISSION CHAIR STORM, SECONDED BY PLANNING COMMISSION MEMBER ENGSTROM, TO APPROVE THE “REGULAR MEETING” MINUTES OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR MAY 27, 2014 AS CORRECTED.

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

Voting Nay: None.

Abstain: None.

SCHEDULED PUBLIC HEARINGS:

- 2. Variance** **Max Anderson – Impervious Surface Area
26789 Forest Boulevard and
Lot 6, Block 14, of the Plat ‘Wyoming City’**

Max Anderson was present to request a variance from the City of Wyoming Zoning Ordinance Section 40 – 460, (4), (b), to allow the construction of a parking lot that would create a combined impervious surface area of 81% on the two parcels he owns instead of the allowed 50%.

Chairman Storm asked the applicant and Zoning Administrator Weck if they had anything to add to the staff report, they did not. Commissioner Lobermeier asked about the configuration of the parking Mr. Anderson responded that parking would serve the building and is not a drive-thru.

Commissioner Coughlin asked about the traffic pattern for cars entering the parking area. Mr. Anderson explained that he bought the adjoining lot so that cars would not be driving to the back of the lot on the existing asphalt because the buildings doors open onto that surface and it would be a safety hazard.

Chairman Storm opened the public hearing at 7:06 PM. Thomas Betz of Betz Mechanical, owner of the adjoining property at 26725 Forest Boulevard asked what the parking lot will be paved with and where the stormwater will go. Mr. Anderson responded that the lot will be paved with either asphalt or concrete and that the stormwater will flow toward the street to the new catch basin that was installed there as a part of the County Road 30 project. There being no further comments the public hearing **WAS CLOSED AT 7:08 PM.**

A MOTION WAS MADE BY PLANNING COMMISSION CHAIR STORM, SECONDED BY PLANNING COMMISSION MEMBER ENGSTROM, TO RECOMMEND TO THE CITY COUNCIL THE APPROVAL OF MAX ANDERSON'S REQUEST FOR A VARIANCE FROM SECTION 40 – 360, (4), (B), OF THE CITY OF WYOMING ZONING ORDINANCE TO ALLOW AN IMPERVIOUS SURFACE AREA OF EIGHTY-ONE PERCENT (81%) BE GRANTED BASED ON THE FOLLOWING FINDINGS OF FACT:

- 1. STANDARDS 1, 2, 3, 4, 5, 7, AND 8 HAVE BEEN MET.**
- 2. THE PROPOSED VARIANCE WILL NOT IMPAIR AN ADEQUATE SUPPLY OF LIGHT AND AIR TO ADJACENT PROPERTY.**
- 3. THE PROPOSED VARIANCE WILL NOT UNREASONABLY INCREASE THE CONGESTION IN THE PUBLIC RIGHT-OF-WAY; INCREASE THE DANGER OF FIRE OR ENDANGER THE PUBLIC SAFETY.**
- 4. THE PROPOSED VARIANCE WILL NOT UNREASONABLY DIMINISH OR IMPAIR ESTABLISHED PROPERTY VALUES WITHIN THE NEIGHBORHOOD.**
- 5. THE PROPOSED VARIANCE WILL NOT CAUSE AN UNREASONABLE STRAIN UPON EXISTING MUNICIPAL FACILITIES AND SERVICES.**
- 6. THE PROPOSED VARIANCE WILL NOT BE CONTRARY IN ANY WAY TO THE SPIRIT AND INTENT OF THIS ORDINANCE.**
- 7. THE PROPOSED VARIANCE WILL NOT HAVE A NEGATIVE DIRECT OR INDIRECT FISCAL IMPACT UPON THE CITY OR SCHOOL DISTRICT.**

WITH THE FOLLOWING CONDITIONS:

- 1. THAT THE SITE SHALL BE DEVELOPED IN SUBSTANTIAL COMPLIANCE WITH THE APPROVED SITE PLAN.**
- 2. THAT THE APPLICANT PROVIDES SCREENING IN ACCORDANCE WITH SECTION 40-722, (2) OF THE ZONING ORDINANCE.**

NEW BUSINESS:

3. None.

OLD BUSINESS:

4. None.

COMMUNICATIONS:

5. Neil Rever, 24679 Hale Avenue, submitted a letter regarding the location of towers in commercial and industrial sites.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER COUGHLIN, SECONDED BY PLANNING COMMISSION MEMBER LOBERMEIER, TO ADJOURN THE REGULAR MEETING OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR JUNE 10, 2014 AT 7:10 P.M.

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

Voting Nay: None.

Abstain: None.