

**UNAPPROVED MINUTES
PLANNING COMMISSION
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
JUNE 11, 2013
7:00 PM**

CALL TO ORDER:

Planning Commission Chairman Frank Storm called the Regular Meeting of the Wyoming Planning Commission of June 11, 2013 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: 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 May 14, 2013.**

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 MAY 14, 2013.

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

Voting Nay: None

Abstain: None

NEW BUSINESS

2. **None**

SCHEDULED PUBLIC HEARINGS

3. **To rezone the property located at the Southwest corner of the intersection of 257th Street and Forest Boulevard from the Rural Residential I (RI) District to the Office and Health Care (OHC) District. PIN 21.11119.00.**

Zoning Administrator Weck explained to the Commission that the 2009 Comprehensive Plan Update map shows this parcels and the rest that are along the south side of 257th Street are planned to be in the Office and Health Care (OHC) District in accordance with the applicants request.

Chairman Storm opened the public hearing at 7:05, there being no comments the hearing was closed. None of the Commission members had any questions.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER ENGSTROM, SECONDED BY PLANNING COMMISSION MEMBER COUGHLIN, TO RECOMMEND TO THE CITY COUNCIL THE APPROVAL OF STEINER DEVELOPMENT, INC. REQUESTED REZONING OF THE PROPERTY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF 257TH STREET AND FOREST BOULEVARD FROM THE RURAL RESIDENTIAL I (RI) DISTRICT TO THE OFFICE AND HEALTH CARE (OHC) DISTRICT.

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

Voting Nay: None

Abstain: None

4. Conditional Use Permit To allow the construction of a dialysis clinic at the Southwest corner of the intersection of 257th Street and Forest Boulevard. PIN 21.11119.00.

David Kordonowy of Steiner Development Inc. on behalf of DaVita Dialysis provided information to the Commission about DaVita including that they operate over 1,900 outpatient centers in the United States and 41 outpatient centers in 5 other countries. The proposed clinic will operate 6 days a week with a total of 36 clients, and that most of those clients are transported by Metro Mobility.

Commissioner Coughlin asked whether Mr. Kordonowy knows what the second building on the site plan will be; he responded that he did not but that it would probably be a medical use.

Commissioner Lobermeier asked if the property would need to be subdivided before the other building could be built; Weck responded that only one primary use is allowed on a parcel and that the property would need to be subdivided.

Chairman Storm asked that with the subdivision would there be a problem with road access. Weck responded that MNDOT is not allowing an access closer to the Highway 61 intersection so the other building would share access with the DaVita clinic. Chairman Storm asked about the DaVita Clinic located in Forest Lake; Mr. Kordonowy replied that that clinic will be moving to this location. Chairman Storm asked how many DaVita clinics are in Minnesota; Mr. Kordonowy responded that there are 57 in the state.

Chairman Storm opened the public hearing at 7:10, there being no comments the hearing was closed.

Chairman Storm asked Administrator Weck that all the necessary conditions for approval were included; Weck responded that they were, but that there was a question about whether the developer's agreement was needed and was waiting to hear back from the City Attorney.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER LOBERMEIER, SECONDED BY PLANNING COMMISSION MEMBER COUGHLIN, TO RECOMMEND TO THE CITY COUNCIL THE APPROVAL OF STEINER DEVELOPMENT, INC. REQUESTED CONDITIONAL USE PERMIT FOR THE DAVITA DIALYSIS CLINIC BASED ON THE FINDINGS OF FACT THAT THE STANDARDS FOR A CONDITIONAL USE PERMIT HAVE BEEN MET AND WITH THE FOLLOWING CONDITIONS:

1. Site improvements shall not begin until the following has occurred:
 - a. The grading, drainage, and stormwater plans have been approved by the City Engineer.
 - b. The Comfort Lake Forest Lake Watershed Permit has been issued.

- c. An NPDES permit has been issued by the MPCA.
 - d. A development agreement with the City has been executed.
 - e. A grading permit has been issued by the City.
2. The building permit shall not be issued until the following have occurred:
- a. The exterior wall materials meet the requirements of the Zoning Ordinance architectural standards.
 - b. The City Engineer has determined the WAC & SAC fees.

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

Voting Nay: None

Abstain: None

OLD BUSINESS

5. NONE

COMMUNICATIONS:

6. Administrator Weck advised the Commission that the next meeting would have a public hearing for a two lot subdivision and that a bakery was looking at moving into the Betz Mechanical building on Forest Boulevard.

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 JUNE 11, 2013 AT 7:15 P.M.

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

Voting Nay: None

Abstain: None