

**APPROVED MINUTES
PLANNING COMMISSION
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
JUNE 30, 2015
7:00 PM**

CALL TO ORDER:

Planning Commission Chairman Frank Storm called the Regular Meeting of the Wyoming Planning Commission of June 30, 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, Mathew Engstrom, Mark Lobermeier, and Frank Storm.

Members Absent: Ken Meyers,

Also Present: Council Liaison Mayor Eric Peterson 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 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 12, 2015.
2. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for May 26, 2015.
3. Consider approving the minutes of the “Special Meeting” of the Wyoming, Minnesota Planning Commission for June 2, 2015.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER COUGHLIN, SECONDED BY PLANNING COMMISSION MEMBER LOBERMEIER, TO APPROVE THE “REGULAR MEETING” MINUTES OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR MAY 12, 2015, MAY 26, 2015 AND THE “SPECIAL” MEETING MINUTES FOR JUNE 2, 2015.

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

Voting Nay: None

Abstain: None

SCHEDULED PUBLIC HEARINGS

4. None.

NEW BUSINESS

5. None.

OLD BUSINESS

6.	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

Zoning Administrator Weck explained to the Commissioners that the grading and drainage plans have been approved by the City Engineer, and that his is recommending approval with the conditions listed in the staff report. Commissioner Engstrom asked about traffic impacting Highway 61. Weck explained that MN DOT has plans for traffic management for a possible future light at 264th Street but the other intersections are too close to the existing traffic signals. He also explained that there were fewer traffic accidents reported than he expected at the Highway 61 intersections and that Fallbrook Avenue had been recently rebuilt to State Aid requirements which included future land use patterns.

A MOTION WAS MADE BY PLANNING COMMISSION CHAIRMAN STORM SECONDED BY PLANNING COMMISSION MEMBER LOBERMEIER TO RECOMMEND TO THE CITY COUNCIL THE APPROVAL OF THE REQUESTED VARIANCES FROM SEC. 40-460, (4), (A) & (B), TO ALLOW A BUILDING COVERAGE AREA OF THIRTY AND ONE HALF PERCENT (30.5%) AND TO ALLOW AN IMPERVIOUS SURFACE AREA OF EIGHTY-SEVEN PERCENT (87%) AT 5190 260TH STREET WITH THE FOLLOWING CONDITIONS:

1. That the site shall be developed in substantial compliance with the approved site plan.
2. In accordance with the signed "Acknowledgement of Partial Permit Issuance" which allowed a partial building permit to be issued to allow the construction of the buildings footings and foundation the building permit for the construction of the remainder of the building and the grading permit shall not be issued until the following have occurred:
 - a. A surety in the form of a cash deposit or performance bond guaranteeing to complete the work in substantial compliance with the approved site plan. The surety must remain in place until the site work is complete and approved by the city. The City Engineer must approve the surety amount and the City Attorney must approve the bond terms if a performance bond is used.
 - b. A Development Agreement, the terms and provisions of which must be approved by the City Attorney, between the property owner and the city must be executed prior to the full building permit and grading permit being issued.
 - c. A Maintenance Agreement for the stormwater ponds between the property owner and the city, with terms to be approved by the City Engineer, must be executed prior to the full building permit and grading permit being issued.

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

A MOTION WAS MADE BY PLANNING COMMISSION CHAIRMAN STORM, SECONDED BY PLANNING COMMISSION MEMBER COUGHLIN, TO RECOMMEND TO THE CITY COUNCIL THE APPROVAL OF THE SITE PLAN REVIEW FOR THE CONSTRUCTION OF AN ADDITION TO THE BUILDING AT 5190 260TH STREET WITH THE FOLLOWING CONDITIONS:

1. That the variances for maximum impervious surface area and maximum building coverage are approved.
2. That the site shall be developed in substantial compliance with the approved site plan.
3. In accordance with the signed “Acknowledgement of Partial Permit Issuance” which allowed a partial building permit to be issued to allow the construction of the buildings footings and foundation the building permit for the construction of the remainder of the building and the grading permit shall not be issued until the following have occurred:
 - a. A surety in the form of a cash deposit or performance bond guaranteeing to complete the work in substantial compliance with the approved site plan. The surety must remain in place until the site work is complete and approved by the city. The City Engineer must approve the surety amount and the City Attorney must approve the bond terms if a performance bond is used.
 - b. A Development Agreement, the terms and provisions of which must be approved by the City Attorney, between the property owner and the city must be executed prior to the full building permit and grading permit being issued.
 - c. A Maintenance Agreement for the stormwater ponds between the property owner and the city, with terms to be approved by the City Engineer, must be executed prior to the full building permit and grading permit being issued.

7. Ordinance Amendment Solar Energy Ordinance.

The commissioners discussed whether the ground beneath the solar panels needs to be mowed. How impervious coverage would be addressed. If solar panel setbacks should be increased so that the solar panels are not blocked by uses on adjacent properties. Commissioner Coughlin also provided to the Commissioners the information that she learned from the GTS class concerning solar energy systems. The Commissioners also discussed recent changes by the PUC regarding solar farms and gardens.

The Commissioners made the following changes to the draft ordinance:

1. Sec. 40-512, (1); removing the words “and the development of solar energy farms” from the second sentence, “farm” from the third sentence and “solar energy farms” from the fourth sentence.
2. Sec. 40-512, (3); removing the words “Those systems shall be defined as solar farms generating less than 50 megawatts of power”.
3. Sec. 40-514, (3), (a); adding “Ground mounted” to the beginning of the sentence.
4. Sec. 40-514, (3), (a); adding “ground mounted” after “The City prohibits”.
5. Sec.40-518, (3), and Sec. 40-519, (3); add “In addition,” to the beginning of the last sentence.
6. Sec. 40-519, (2); reinsert “or less” in the second sentence after “one (1) acre”.
7. Adding to the definition of a Community Solar Energy System “A CSES is a solar energy system that has a capacity of no more than 1 megawatt of power.”

COMMUNICATIONS:

8. Proposal from WSB & Associates regarding the Comprehensive Plan and Zoning Map updates.

Chairman Storm asked Zoning Administrator Weck about the proposal and whether there is funding available to cover the proposed cost of \$22,000.00. Weck responded that part of the cost may be absorbed by Public Works where the updating of the sewer and water is concerned, but that the proposal isn't exactly what we asked for and probably costs more than the city would be willing to spend. Commissioner Lobermeier stated that item 7 in the proposal (Implementation of Zoning Amendments) is more along the lines of what the Commission requested. Commissioner Coughlin added that other items in the proposal do not need to be done because there have been no changes. Weck was directed to bring back to the commission, at the meeting after the next, a recommendation on what parts of the proposal need to be done.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER COUGHLIN SECONDED BY PLANNING COMMISSION MEMBER ENGSTROM, TO ADJOURN THE REGULAR MEETING OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR JUNE 30, 2015 AT 8:21 P.M.

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

Voting Nay: None

Abstain: None