CALL TO ORDER:
Planning Commission Chairman Engstrom called the Regular Meeting of the Wyoming Planning Commission of August 22, 2017 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 Ken Meyers.
Members Absent: None.
Also Present: Council Liaison Don Waller and Zoning Administrator Fred Weck.

DETERMINATION OF A QUORUM:
Chairman Engstrom 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:


   Commissioner Coughlin requested a change to the minutes noting the comments on Page 2 and 3 state East of Viking Boulevard and should be East Viking Boulevard.
   Commissioner Coughlin requested a change to the minutes on Page 3 stating her comment should reflect that the intent of the Comp Plan was to allow farmers to farm until they were ready to sell.
   Commissioner Coughlin requested a change to the minutes on Page 4 noting her comment should state she was wondering how many messages could be seen at 30 miles per hour.

   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 AUGUST 8, 2017 AS AMENDED.

   Voting Nay: None
   Abstain: None

SCHEDULED PUBLIC HEARINGS:

2. Rezoning: Limited Multiple Dwelling (R6) to Central Business (CB)
   Parcel 21.00192.00
   Brad Arnold of HyTec Construction
Zoning Administrator Weck explained the applicant, Brad Arnold of HyTec Construction, has submitted plans to construct a 3,000 square foot dental clinic on the property at 5378 East Viking Boulevard. The proposed dental clinic is intended to replace the existing Wyoming Family Dental, currently located at 5305 East Viking Boulevard, which the applicant states is an outdated facility. The proposed dental clinic will be single level and will contain four treatment rooms.

Zoning Administrator Weck reported the City’s Comprehensive Plan designates the subject property as City Center, and is currently zoned R-6 (Medium and High Density Housing District). It was noted the .45 acre property is currently vacant. Staff provided further comment on the proposed rezoning and recommended approval.

Brad Arnold, HyTec Construction, discussed the proposed dental clinic in further detail with the Commission and noted the lighting would be put on a timer.

Chairman Engstrom opened the Public Hearing at 7:05 p.m.

Drew Shower, 26760 Fenwick, expressed concern with how the surrounding properties would be impacted by the rezoning and a potential dental office. Zoning Administrator Weck commented that the surrounding properties would not be rezoned or impacted.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER LOBERMEIER, SECONDED BY PLANNING COMMISSION MEMBER COUGHLIN, TO CLOSE THE PUBLIC HEARING AT 7:08 P.M.

Voting Nay: None
Abstain: None

Commissioner Lobermeier believed the request was very straightforward and understood the request was consistent with the Comprehensive Plan. He recommended the stormwater regulations be further investigated by staff.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER LOBERMEIER, SECONDED BY PLANNING COMMISSION MEMBER MEYERS, TO RECOMMEND TO THE CITY COUNCIL THE APPROVAL OF THE REZONING FROM THE R-6 MEDIUM AND HIGH DENSITY RESIDENTIAL (R6) DISTRICT TO THE CENTRAL BUSINESS (CB) DISTRICT.

Voting Nay: None
Abstain: None

3. **Site Plan:** Dental Clinic

**Parcel 21.00192.00**

**Brad Arnold of Hytec Construction**

Zoning Administrator Weck explained the applicant, Brad Arnold of HyTec Construction, has submitted plans to construct a 3,000 square foot dental clinic on the property at 5378 East Viking Boulevard. The proposed dental clinic is intended to replace the existing Wyoming Family Dental, currently located at 5305 East Viking Boulevard, which the applicant states is an outdated facility. The proposed dental clinic will be single level and will contain four treatment rooms. Staff reviewed the Site Plan in further detail, along with the stormwater analysis with the Commission and recommended approval of the request with conditions.

Brad Arnold, HyTec Construction, commented on the stormwater plans for the site. He reported the water retention area was quite shallow, but proved to be sufficient for the property. He explained pedestrian connectivity would be provided and apologized for overlooking this requirement. He reviewed the lighting plan and noted the lights would be on timers. He indicated he was proposing to install a six-foot fence. He stated he would work to salvage any healthy trees on the site that did not interfere with the development.
Commissioner Lobermeier recommended the applicant follow the City’s tree preservation plan. Commissioner Meyers requested additional screening be required around the dumpster area. Mr. Arnold explained the clinic would only require a 50 gallon garbage can.

Commissioner Coughlin suggested additional sidewalks be placed along Felton Avenue to improve future connectivity. Mr. Arnold reviewed the Site Plan and commented on a potential stormwater plan. He asked that he be allowed to review his matter further with staff.

Chairman Engstrom supported the City expanding the downtown sidewalks as well. He believed it was important to ensure there was enough room for a sidewalk on the west side of the property for future connectivity purposes.

Commissioner Lobermeier commented on the stormwater management for the site and suggested it be handled in a more largescale manner rather than having each lot with small ponds. Further discussion ensued regarding the City’s setbacks and stormwater management requirements, along with how water would drain from the property.

Chairman Engstrom questioned if the item should be tabled to allow for the stormwater plans to be further reviewed. Mr. Arnold commented his Site Plan met all City requirements and Ordinances. He did not believe it was necessary to table action on his request.

Commissioner Lobermeier agreed.

Chairman Engstrom recommended the sidewalk connection be further considered by the applicant.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER LOBERMEIER, SECONDED BY PLANNING COMMISSION MEMBER COUGHLIN, TO RECOMMEND TO THE CITY COUNCIL THE APPROVAL OF THE PROPOSED DENTAL CLINIC BASED ON THE FINDINGS THAT THE STANDARDS FOR THE SITE PLAN REVIEW HAVE BEEN MET AND SUBJECT TO THE FOLLOWING CONDITIONS:

1. That the site shall be developed in substantial compliance with the approved site plan.
2. That the site design shall be revised to provide a pedestrian connection to the clinic building.
3. That the lighting on the site comply with the requirements of Zoning Code Article VII Division 15, with respect to lighting intensity and hours of lighting.
4. That the screening fence along the north and east property lines be increased from 5 feet to 6 feet to meet the screening requirements of the Code.
5. That a more detailed sign plan be provided prior to issuance of any sign permits.
6. That the applicant address the stormwater management for the site to the satisfaction of the City Engineer.

Voting Nay: None
Abstain: None

NEW BUSINESS:
4. None.

OLD BUSINESS
5. Sign Ordinance City Council amendments and adoption

Zoning Administrator Weck explained the City Council adopted the Sign Ordinance and provided further comment on their final amendments.

Chairman Engstrom was pleased the Council made further changes as it was the Commission’s job to make recommendations.
Commissioner Coughlin explained she attended the recent City Council meeting was quite disheartened by the Council. She stated she felt like jabs were made at the Commission based on the amount of time the Commission took to review this Ordinance and the confusing language within the document. She explained the Commission takes these matters very seriously and recommended concerns from the Council be brought to the Commission in the future.

Chairman Engstrom agreed with this frustration and believed there was an adequate amount of time for the Council to bring their concerns to the Commission.

Commissioner Coughlin suggested a change be made to the City’s impervious surface requirements in order to create a better plan.

Chairman Engstrom agreed this matter should be further reviewed in order to address performance standards, perhaps through a small area plan.

Commissioner Coughlin requested staff provide the Commission with the matrix they were to complete. Zoning Administrator Weck stated the matrix was included in the last meeting packet.

**COMMUNICATIONS:**

6. None.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER MEYERS, SECONDED BY PLANNING COMMISSION MEMBER COUGHLIN, TO ADJOURN THE REGULAR MEETING OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR AUGUST 22, 2017 AT 7:58 P.M.

Voting Nay: None
Abstain: None