

**AGENDA  
PLANNING COMMISSION  
CITY OF WYOMING, MINNESOTA  
OCTOBER 10, 2023  
7:00 PM**

**CALL TO ORDER:**

**CALL OF ROLL:**

**DETERMINATION OF A QUORUM:**

**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.*

**APPROVAL OF MINUTES:**

- 1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for September 12, 2023.**

**SCHEDULED PUBLIC HEARINGS:**

**NEW BUSINESS:**

- 2. Conditional Use Permit C-23-002 & Site Plan Review: Sp-23-003**  
Location: 26443 Fallbrook Avenue  
Applicant: All Safe Global  
Owner: Morgan Industries, Inc.  
Property ID Numbers: 21.00054.00 & 21.00231.00

**OLD BUSINESS:**

- 3. Architectural Standards: Definitions.**

**COMMUNICATIONS:**

**UPDATES:**

*Commercial Plumbing & Heating's Site Plan Review was approved by the City Council.*

**ADJOURN**

**UPCOMING:**

**UNAPPROVED MINUTES  
PLANNING COMMISSION  
CITY OF WYOMING, MINNESOTA  
SEPTEMBER 12, 2023  
7:00PM**

**CALL TO ORDER:**

*Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for September 12, 2023 to order at 7:00 PM*

**CALL OF ROLL:**

*On a Call of the Roll the following members of the Wyoming Planning Commission were present: Mark Lobermeier, Michael Naumann, Katie West, Dan Iverson, and Mark Holl*

*ABSENT: None*

*Also Present: Fred Weck Zoning Administrator and Kim Lindquist, City Planner*

**DETERMINATION OF A QUORUM:**

**PLEDGE OF ALLEGIANCE:**

**OPEN FORUM: NONE**

**APPROVAL OF MINUTES:**

- 1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for August 22, 2023**

**A MOTION WAS MADE BY COMMISSIONER NAUMANN SECONDED BY COMMISSIONER WEST, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR AUGUST 22, 2023 AS SUBMITTED.**

*Voting Aye: Iverson, Naumann, West, Holl, and Lobermeier  
Voting Nay: None  
Abstain: None  
Absent: None*

**SCHEDULED PUBLIC HEARINGS: NONE**

**NEW BUSINESS**

- 2. Site Plan Review: SP-23-005 Commercial Plumbing & Heating**  
Location: 24428 Greenway Avenue  
Applicant: Sperides Reiners Architects, Inc. – Jeff Gears AIA, NCARB, LEED AP  
Owner: Commercial Plumbing & Heating – Natalie Bengston & Derrek Skeie  
Property ID Number: 21.10854.10

City Planner Lindquist gave a brief presentation that outlined the location of the property, zoning, land use map, and the site plan. She explained that the property was already developed with parking along the roadway but noted that the applicant is proposing to construct a 7,018 sq. ft.

addition on the west side of the existing building. She noted that there will be a ponding area that currently does not exist on the site. She noted that the existing tree line will be maintained. She stated that the gravel area to the north does not meet the setback requirement and staff is requesting that this be pulled back, the gravel removed, and some additional landscaping be put in. She stated that there will not be a lot of activity happening on the front of the property and noted that the existing access points would remain. She stated that there is ample parking for any additional users beyond the paved area. She noted that included in the packet were some potential truck maneuvering layouts. She reiterated that they will be adding a stormwater pond that is essentially an infiltration basin which had been lacking on the site. She reviewed buildings plans, materials, lighting, landscaping, utilities, and the 7 recommended conditions of approval. Staff recommends approval.

Commissioner West asked about the location of the new proposed building and asked if there was currently a fence in that location.

Zoning Administrator Weck stated that currently it was a fenced in area around the gravel line.

Chair Lobermeier asked if the fence provided screening.

Zoning Administrator Weck stated that there are panels with opaque slats.

Commissioner Iverson asked for details on the fence location.

Natalie Bengston, applicant, stated that it will be along the back near the lot lines.

Chair Lobermeier asked if the applicant would like to address the Commission.

Ms. Bengston stated that the biggest concern for them would be the suggestion to do the consistent building materials with the existing building because that would be cost prohibitive. She stated that they feel that their proposed design will look great and noted that it will clean up the yard and look nicer to the residential side than it currently looks because right now they are storing things in the back that will be brought inside with the new addition. She explained that they feel as though the design they propose matches the commercial buildings that are nearby.

Chair Lobermeier asked Zoning Administrator Weck about his comfort level with this material since it will be different than the existing building.

Zoning Administrator Weck stated that structurally the proposed material will work just fine and noted that the City has recently had some buildings constructed the same way. He stated that the when it comes to the aesthetics, that would be up to the eye of the beholder.

Chair Lobermeier stated that he loves to see businesses grow in the City but would like to attempt to stick to the City's ordinance and Architectural Standards and the idea of having consistent materials.

Commissioner West stated that the City is currently in the process of rewriting their Architectural Standards and noted that it was next on tonight's agenda.

Commissioner Iverson asked about things from the perspective of the nearby resident related to things such as lighting or nighttime traffic.

Ms. Bengston stated that nothing will change from their current operations. She stated that they do not accept deliveries after 3:00 p.m. and they basically shut down by 3:30 p.m. She stated with the expansion of the warehouse she believes it will truly clean up the backyard area.

Chair Lobermeier asked if there would be any outside storage once this addition is built.

Ms. Bengston stated that she did not believe they would need to have any outside storage once they have the capability of bringing everything inside.

Commissioner Naumann stated that he feels this will be an improvement especially for the nearby residents.

Chair Lobermeier stated that he would suggest the applicant include a few trees on the north property line in order to add additional screening between their business and the residence.

Commissioner Holl stated that he has driven by this business for years and has always found them to be clean as a whistle and very well taken care of. He stated that he has no problem with the proposed material and noted that many of the others are glorified pole barns. He stated that this business has kept their property looking beautiful for years and would doubt that will change with this addition and noted that he would describe their business as the 'cream of the crop'.

Commissioner West stated that she likes the idea that this addition will clean up the backyard so the material will be less visible for the neighbors.

**MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER HOLL, TO RECOMMEND APPROVAL OF THE SITE PLAN REVIEW: SP-23-005 COMMERCIAL PLUMBING & HEATING LOCATED AT 24428 GREENWAY AVENUE FOR SPERIDES REINERS ARCHITECTS, INC. – JEFF GEARS AIA, NCARB, LEED AP AND OWNER: COMMERCIAL PLUMBING & HEATING – NATALIE BENGSTON & DERREK SKEIE, SUBJECT TO THE CONDITIONS LISTED IN THE STAFF REPORT WITH THE REMOVAL OF CONDITION #2, AND TO CLARIFY THAT THE REQUEST IN #4 WAS RELATED TO SCREENING AND THE ADDITION OF A TREE HERE AND THERE TO BREAK UP THE BUILDING LINE**

*Voting Aye: Iverson, Naumann, West, Holl, and Lobermeier*  
*Voting Nay: None*  
*Abstain: None*  
*Absent: None*

Chair Lobermeier stated that this item would move onto the City Council on September 19, 2023.

**OLD BUSINESS:**

**3. Architectural Standards: Example Draft Ordinance**

Zoning Administrator Weck noted that what was in front of the Commission tonight, in the draft ordinance, should reflect their past discussions as outlined in the minutes of those meetings.

Chair Lobermeier noted that part of the goal in making these changes was to make it easier for an applicant to search and find what they needed. He stated that even though this document may seem a bit repetitive, he feels it will be helpful for them not to have to sift through everything and will be easier for them to use.

Commissioner West stated that she thinks this is actually pretty condensed which is very nice.

Chair Lobermeier stated that part of why the Commission even began looking at this was because they were getting some requests for materials that they had not seen before. He stated in each of the 3 classes, at the bottom, you will see new materials that meet the intent of the preamble. He stated that he felt the previous applicant was pretty clever in giving the Commission 3 examples in town where they had recently approved this type of material. He stated that what the City is trying to do can be found in the preamble and lists things they do not want such as being unsightly or subject to rapid deterioration. He stated that if the Commission applies this as

a test to the recommendation they just made for the Council, he thinks it applies but thinks aesthetics can come into play in some circumstances and can be a bit of a slippery slope. He stated that he understands the thought behind being open to new materials, but they also need to make sure they have a firm piece of ground to stand on if they want to tell an applicant 'no'. He stated that he did not necessarily feel that way tonight, but can see it cropping up somewhere down the road.

Commissioner West stated that she also feels this was been raised for discussion because of how they want the downtown area to look including not just having pole barns everywhere, but have designs that are more inviting and more community oriented. She stated that she likes what they have done with some of the standards with percentages related to exposure to residential and streets.

Chair Lobermeier stated that he feels it is key to be able to communicate with someone wanting to move forward with a project in the City and for them to be able to understand what the City wants them to do.

Zoning Administrator Weck noted that he had spoken with the architect for the previous item a few months ago who had asked about the Architectural Standards. He stated that he took him through the ordinance and explained what it said and noted that they asked him about other buildings that may have metal which he passed along to them. He stated that he thinks the Commission still needs to take a look at what they are doing for Class I and Class II materials and make some decisions about what they are willing to accept in each class.

City Planner Lindquist stated that based on the 5 minutes she has had to review this material, she would say there needs to be better definitions. She noted that it says that prohibited exterior materials are metal siding, formed metal panels with exposed fasteners, and pole barn, but later it talks about the Class III as ornamental metal, and noted that she wasn't sure she would know what that was. She stated that she understands it is probably an upgrade, but if the City wanted to differentiate it, she feels it would need more clarity, especially because metal siding is listed a 'prohibited'.

Commissioner Holl stated that when he hears the term 'ornamental metal' he thinks of a Pizza Hut.

Commissioner West stated that she wants people to be able to understand this ordinance so they can avoid a situation where the applicant is sitting in front of the Commission and they just keep on saying, 'nope, that is now what we are looking for'. She stated that she feels the Commission's job is to enforce the code but also to have opinions, because they are also residents of the City. She stated that she thinks it is very hard to get super descriptive because, for example, if you talk about precast panels, there could some that look like hockey arenas and others that look like brick.

Commissioner Iverson stated that it is adding the architectural element and noted that galvanized sheet metal is not pleasing to some people.

Commissioner Naumann stated that a lot of this is subjective, like 'appearance' or 'effects property value'. He stated that he thinks someone could take the very best of materials and still create something very ugly and could use relatively poor materials and end up with something that looks beautiful. He stated that there may be an issue of longevity in that example, but he feels the more confining they make this, it will restrict both the City and the applicant from having subjectivity to what is acceptable. He noted that there are no perfect standards.

City Planner Lindquist reiterated her concern that she feels this needs to be more descriptive.

Commissioner Holl stated that he felt there were enough pole barns in the City.

City Planner Lindquist stated that there are some buildings that have fairly nice metal siding and would say that some of that is smooth and colored, which some may classify as ornamental. She stated that she wasn't sure what the City's intent was, but stated that ultimately, people will read it and decide what it means and staff will have to explain how metal siding and ornamental metal were different. She reiterated that she was just trying to provide clarity and administration.

Commissioner West stated that the public meetings are the community's opportunity to come in and voice their opinion.

Commissioner Naumann stated that he thinks there are probably certain materials that they want to stay away from and others that would be better but asked how they could technically define metal siding or ornamental siding and what the difference is. He stated that was not his field of expertise, so he could not really speak to it.

City Planner Lindquist asked if the Commission would want to have things like color coding, treatment, or undulation as a requirement.

Commissioner West noted that she has seen flat panels where they have been able to add overhangs or eaves that ended up looking beautiful. She stated she has also seen ones that look like brick or have a certain number of windows with a lot of natural light coming in that can also look good.

Chair Lobermeier stated that sometimes you can get 'wrapped around the axle' with an ordinance that is too tight and sometimes having it be a bit too loose is okay because then they have the opportunity to review it. He read aloud language from page 2 about cohesive appearance and avoiding garish and bright accent colors. He stated that these are broad phrases but because they are, it gives the Commission the opportunity for interpretation and suggested that may not be all bad.

City Planner Lindquist reiterated her concerns and noted that it was because it specifically says 'prohibited exterior materials'. She stated that would not be related to the things just mentioned by Chair Lobermeier. She explained that she feels like people will consistently say that it is ornamental or treated because otherwise it is prohibited. She stated that in her opinion, the City would not want unadorned or untreated metal siding.

Commissioner Iverson suggested that they work in some language about siding materials that are not commercially available for the purposes of exterior siding.

Zoning Administrator Weck stated that as the Building Official, if someone were to come to him with siding that was from nowhere and did not have some kind of approvals, he would tell them they could not use it. He stated that it would not matter how beautiful it looked if it didn't meet some standards to show that it was, for instance, weatherproof.

Commissioner Iverson asked if that type of material would be commercially available for use as siding.

Zoning Administrator Weck stated that it would be and noted that he had seen a lot of weird stuff be proposed, including second hand stuff that was made 30 years ago and is not being used because it was a bad material.

City Planner Lindquist stated that there are certain things that the City knows they do not want, such as corrugated metal. She stated that this was why she would refine the descriptions.

Chair Lobermeier asked Zoning Administrator Weck to add a few descriptors and definitions. He asked if the percentages were usually a non-controversial issue when dealing with an applicant.

Zoning Administrator Weck stated that the issue is usually more about the material itself.

The Commission discussed the situation with the recent Dairy Queen application.

Chair Lobermeier stated that he was hoping to find a way to show the applicant what the City wanted and what they do not want. He stated that he thinks City Planner Lindquist brought up some valid points about items that need a bit more clarification, especially surrounding metal siding.

Zoning Administrator Weck suggested that he put together a final draft of this information before they schedule the public hearing.

Chair Lobermeier asked if the City should have anyone else take a look at this, for example, Austin Hallberg, because he has been in front of the City numerous times to see if it makes sense to him.

Zoning Administrator Weck noted that he had some architects take a look at it and give some feedback and stated that he would bring it back to them again. He asked if the Commission wanted to do anything about shuffling around the materials within the Class I, Class II, and Class III.

Commissioner West stated that EIFS can look very nice and noted that they use it frequently in commercial projects integrated with precast/tip-up panels.

Zoning Administrator Weck stated that Class II has masonry stucco and Class III includes EIFS and he thinks the reason for that is related to durability. He used the example of Bruce's Foods where the EIFS had been hit with a hammer near the door and you could see the insulation. He noted that it did not take much to damage that materials as opposed to what it would take with stucco.

Chair Lobermeier noted that they should also clarify if 'fiber cement' is the right terminology and whether it means the same to everyone.

Commissioner Holl noted that there is cement board siding and LP which look the same even though they are not the same. He noted that LP is much cheaper than cement board siding.

Chair Lobermeier stated that he did not feel he had a lot to offer to a conversation about moving materials around within the classes.

City Planner Lindquist asked if a concrete tip up panel that is not smooth would be considered a Class II material.

Commissioner West stated that her company works with precast panels a lot in commercial building and reiterated that there are some that look like hockey arenas which are not very attractive, but has seen others that have color variations or etching that look nice, even though they are flat panels.

City Planner Lindquist explained that her real question was whether non-smooth concrete tip up panels would be Class II. She stated that the language should be the same.

Chair Lobermeier suggested that they take out smooth concrete tip-up panels out of Class III completely.

City Planner Lindquist stated that the other thing they could do is have smooth, but make it a requirement that there needs to be some type of change, for example an undulation or variation of some sort so it was not a blank wall. She stated that she would like to see the terminology be consistent.

Commissioner Iverson stated that other components that come into play are things like windows and how they can break things up.

**COMMUNICATIONS:**

Zoning Administrator Weck noted that the only thing planned for the next meeting, right now, would be the Architectural Standards issue.

Chair Lobermeier asked how difficult it would be to begin looking at potential rezonings based on the Comprehensive Plan.

Zoning Administrator Weck explained that he needed to talk to City Planner Lindquist about how they may be able to do a mass rezoning without having to do individual notices on every property.

**UPDATES:**

Wildlife Estates Plat 5; the rezone, variances, preliminary, and final plats were approved by the City Council.

**A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER HOLL, TO ADJOURN THE SEPTEMBER 12, 2023 “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 8:06 PM.**

*Voting Aye: Iverson, Naumann, West, Holl, and Lobermeier*  
*Voting Nay: None*  
*Abstain: None*  
*Absent: None*

**CITY OF WYOMING  
PLANNING AND ZONING**

<b>TO:</b>	<b>Planning Commission</b>
<b>MEETING DATE:</b>	<b>10/10/2023</b>
<b>FROM:</b>	<b>Kim Lindquist, City Planner Fred Weck, Zoning Administrator</b>
<b>RE:</b>	<b>Conditional Use Permit for exterior storage expansion in Industrial District</b>
<b>APPLICANT:</b>	<b>All Safe Global</b>
<b>PROPERTY OWNER:</b>	<b>Morgan Industries, Inc.</b>
<b>PROPERTY:</b>	<b>26443 Fallbrook Ave // 21.00054.00 &amp; 21.00231.00</b>
<b>FILE NO.:</b>	<b>SP-23-002 &amp; C-23-003</b>

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**OVERVIEW**

The applicant is All Safe Global, a company that provides compressed gas cylinder distribution and service. The applicant is proposing an expansion of their existing outdoor storage yard, which includes the relocation of an existing fence, installation of additional fencing, site grading, placement of surface gravel, construction of an infiltration basin and new landscaping on the site. All Safe Global has been operating under an existing Conditional Use Permit since 2006 and the proposed expansion requires an amendment to that Conditional Use Permit.

The site covered by the application currently consists of a main building and parking area with additional building and storage on the property immediately to the north. There is a small portion of exterior storage on another parcel immediately east of the north site also. The proposed expansion area includes the subject property and another lot immediately to the east, owned by the property owner but vacant. In total the entire business spans approximately 5.1 acres; two lots hosting the majority of the business at 4.2 acres, the property to the east .8 acres and the property to the northeast .1 acres. The project area contains a delineated wetland in the south-central portion of the property. The project area is surrounded by parcels that are zoned I-Industrial and C-Commercial. The use on site, industrial, is zoned accordingly; however, the Comprehensive Plan guides this area as Commercial. The current use would not be permitted in the commercial zoning district.

The applicant is proposing to expand their outdoor storage yard into the undeveloped south and eastern portion of the parcels. The proposal overall does not modify the existing use occurring on the site.

The ordinance requires thirteen (13) conditions be met for granting of a conditional use permit in the Industrial district. There are several site plan issues raised by the expansion of the outside storage. The items are discussed in the information below and conditions of

approval address noted comments and the goal to improve upon the existing condition, bringing the sites activity closer into compliance with zoning standards.

### **STAFF RECOMMENDATION**

The requirements of Chapter 40, Article V, Division 6, “Conditional Use Permits”, Section 40-112 as contained in the city of Wyoming Ordinance have been complied with pending compliance with recommended conditions.

Staff is recommending approval of a Conditional Use Permit for an expansion of an exterior storage area, and its use on the subject property to be used for a manufacturing and recycling business in the I-Industrial zoning district based upon the findings of fact and subject to the following conditions.

1. The applicant obtain all applicable permits for grading, gravel placement, fence installation, and construction of the infiltration basin prior to commencement of construction.
2. The applicant shall enter into a Development Agreement with the City of Wyoming that recognizes that the four development parcels function like one parcel for purposes of zoning, performance standards and land use. This also means that the properties cannot be sold independently unless the owner brings each individual parcel into compliance prior to sale.
3. The applicant must install erosion control prior to any construction and provide a wetland protection and management plan as part of the final plan.
4. The applicant must meet the Wetland Protection Act standards.
5. The applicant shall install screening up to 6’ in height that is appropriately designed and treated to complement the existing building and surrounding parcels and that the fencing is consistently maintained.
6. No storage of materials or equipment may exceed the fencing height so that no material can be viewed from any public view or from the adjoining properties. This requirement is for the entire site which includes all four parcels covered by the Development Agreement.
7. The applicant modify the plans to address all of the engineer’s redline comments prior to issuance of a grading permit.
8. Any future expansion beyond the proposed gravel area is subject to a site plan review.
9. The applicant revise the site grading plan to direct more runoff from the north and northeast portion of the site into the proposed infiltration pond. Revised calculations should be provided to ensure pond capacities are met.

10. The applicant shall provide a fire sprinkler evaluation for building #3 for review and approval and address any additional Fire Marshal concerns prior to issuance of a grading permit for the outdoor expansion.
11. The applicant shall revise the landscape plan to provide a vegetated filter strip around the existing wetland to provide natural filtration for stormwater prior to collection within the wetland. The landscape mix shall be approved by the City prior to issuance of a grading permit. The plan will also relocate the proposed landscaping so that it is located on the applicant's property and not within road easements or right of way.
12. The area south of the parking lot which is used for overflow parking and materials storage will be restored to open space with appropriate vegetation. No parking or storage is permitted in that location or any other place on site except in compliance with the approved plan.
13. The approval includes the potential future gravel area expansion noted on the plans submitted with the cover letter dated September 18, 2023.
14. A drainage and utility easement should be granted for the infiltration pond and on-site wetland.

## **STAFF REVIEW**

### General Comprehensive Plan and Zoning Review

The subject property is zoned I-Industrial and is guided as Commercial in the City of Wyoming's Comprehensive Plan. The Industrial district allows light manufacturing as a permitted use as well as heavy manufacturing and recycling as a conditional use. The applicant proposes the continuation of its current manufacturing and processing use which is consistent with the conditional uses described in Section 40-282.

The zoning and surrounding guided uses are as follows:

**North** – I-Industrial; Commercial

**South** – I-Industrial and C-Commercial; Commercial and Industrial and General Business

**East** – C-Commercial; Commercial

**West** – I-Industrial; Commercial

### Existing Site

The majority of the business operation is located on the 21.00054.00 parcel with future expansion to the south on the existing parcel and to the east on a separate lot of record (21.00231.00). The property to the north (21.00050.00) is also part of the business operation and the two parcels function as one from the standpoint of internal circulation and access and there are no setbacks between the differing site developments. Because

there are no proposed changes to the development pattern on the northern parcel, this report will discuss the proposed modifications to the south and eastern properties.

The southern half of the south parcel and the eastern property are vacant and available for development. There is a wetland in the south-central portion of the lot, which is protected. There is currently one building dedicated to business operations of approximately 18,000 square feet and a paved parking area as well as the existing graveled outdoor storage area.

The business has received a complaint that resulted in an inspection by the Minnesota State Fire Marshal for the purpose of life and safety and several code violations were found. In a report dated 04/06/2023, all but four of the violations had been repaired, with it being noted that there were delays tied to local permits and weather conditions. Most recently the State Fire Marshal indicated that there is additional information requested relating to fire suppression systems in one of the buildings and some racking modifications and also changes that should be addressed as par to the yard expansion. Addressing the concerns is a condition of approval.

#### Exterior Storage

The applicant is proposing to increase the exterior storage on site by adding gravel now and in the future for a total of .52 acres. The expansion will be along the east and south sides of the existing outside storage areas, and the existing fencing will be removed and replaced at the perimeter of the new graveled areas.

The city ordinance requires screening of exterior storage by either a screening fence, planting screen or berm. The applicant is proposing to install a fence, generally consistent with the fencing already provided on the site. The fence shall be at least 6' in height and have an 80% opacity. The material shall be compatible with the principal structure and surrounding properties. The screen fence shall be painted or stained and must be kept in good repair and maintained. The current fence height appears to meet required standards but there may be some deferred maintenance in areas not affected by the expansion. All of the fencing must be in good condition as a part of this approval. Additionally, the intention of the fence it to screen items from adjoining properties and certainly from public views. Currently, there are materials that are stacked over the fence line, making them visible to the public and surrounding properties. A recommended condition of approval requires that all materials stored within the exterior storage area must not be visible from all public views or adjoining properties, including the new expansion area as well as all existing outside storage areas. The intent of this approval is to provide enough storage space to allow the facility to operate efficiently but also improve upon the existing condition by improving the overall site, including on-site views. This condition include the northern property also as the expansion should serve to bring the entire site into compliance with screening standards.

#### Access

There are two access points from Fallbrook into the sites. One access is in the south, from 21.00054.00 and the other on the northern property, also accessing Fallbrook. No additional changes are proposed. Care should be taken within the outdoor storage areas so that internal circulation between the differing properties is passable without needing to go

out to Fallbrook to access materials in the south or north. In other words, a defined accessway throughout the site should be maintained to permit internal circulation between all the sites that comprise the development.

### Landscaping

The current site landscaping consists of trees spaced around the edge of the property, with a denser group of trees surrounding the delineated wetland. One of the initial comments when the application first came to the city was to request a landscape plan for the site.

There will be new vegetation installed along the east and south sides of the lot. As proposed, the landscaping appears to be located within existing road right of way and easements. Perimeter plantings should be shifted to be wholly on the applicants site, or the property owner should provide evidence that landscaping is allowed within these easements and right of way.

Other landscaping rings the new exterior storage line, along the future expansion area. That is appreciated so the vegetation will not be disturbed when the expansion does take place.

In recognition of the existing wetland, staff is recommending installation of natural vegetation around the wetland. This change will act as a filter for some of the on-site drainage that is going directly into the wetland from the site. This would appear more as natural, 'no mow' area.

### Utilities

The subject site has existing public utility services, public water and sanitary sewer services.

### Parking

The site has an existing parking lot in the northwestern portion of the 21.00054.00 parcel containing approximately 22 parking stalls. According to the aerial of the site, there is also an informal parking area that has occurred on the south side of the parking lot, just west of the wetland. It appears that all vegetation is removed due to parking and storage in that area. Revegetation should occur in that area to bring it back to open space and it should not be used for parking or storage of materials. Should the applicant need additional parking, the site plan should be modified, and the parking areas paved with curbing and additional landscape screening.

### Stormwater Ponding

The applicant has provided an infiltration basin that serves as dual function for water treatment and rate control. The basin will treat the storage areas added in this approval along with accepting drainage from the east and some of 264<sup>th</sup> Street. The remainder of the on-site drainage maintains the current runoff pattern, including directing much of the existing outside storage drainage and some of the building roof, directly into the on-site wetland. It would be preferable to have pre-treatment prior to directing flows into the wetland. This could be provided in a vegetated filter strip similar to what is proposed around the new infiltration basin. Staff is requesting some of the existing exterior storage area be tipped slightly to drain to the new infiltration basin, prior to discharging into the

wetlands. This will require some minor grading changes. It appears there is some excess capacity in the proposed pond that would permit the requested shift without requiring resizing of the pond. The applicant should submit final grading and drainage plans and calculations for staff review and approval prior to issuance of a grading permit.

The applicant intends to provide a drainage and utility easement over the new ponding area. That easement should be expanded to include the on-site wetland.

#### Conditional Use Permit Standards

Chapter 40, Article V, Division 6, Conditional Use Permits, Section 40 – 112, sets forth the general standards that shall be met in order to grant a CUP. Granting of a Conditional Use Permit is required for approval of exterior storage that may be hazardous to the public in the Industrial zoning district. The standards are as follows:

1. The use is in conformity with the Comprehensive Plan and development policies of the City.  
*The proposed exterior storage expansion will not change the current use of the land; however, the Comprehensive Plan guides this area as Commercial. The City encourages expansion of existing businesses in compliance with ordinance standards.*
2. The use will not create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.  
*The proposed exterior storage expansion will not have an impact on existing parks, schools, street and other public facilities and utilities which serve the area. This standard has been met.*
3. The use will be sufficiently compatible or separated by distance or screening from adjacent development or land so that existing development will not be depreciated in value and there will be no deterrence to development of vacant land.  
*The proposed exterior storage expansion is not anticipated to impact adjoining development. The applicant has proposed, and the City requested, additional landscaping and storage requirements that will lessen the potential for impact to adjacent developments in the neighborhood.*
4. The structure and site will have an appearance that will not have an adverse effect upon adjacent properties.  
*This standard will be met when meeting conditions of approval.*
5. The use in the opinion of the City is reasonably related to the overall needs of the City and to the existing land use.  
*The proposed exterior storage expansion is consistent with the goals of maintaining the existing business community. This standard has been met.*
6. The use will be consistent with the purpose of this and other City Ordinances.  
*This standard has been met with compliance of recommended conditions of approval.*
7. The use will be located, designed, maintained, and operated to be compatible with the existing or intended character of the zoning district in which it is to be located.  
*The applicant must adhere to the ordinance standards and conditions of approval for the conditional use permit, which will mean the site is consistent with the existing and intended character of the Industrial zoning district. The approval with*

*conditions will result in a site that is more in compliance with zoning ordinance standards than the existing condition.*

8. The use will generate only minimal vehicular traffic on local streets and shall not create traffic hazards or unsafe access or parking needs.

*The proposed exterior storage expansion is not anticipated to increase the number of visitors to the site. There is an existing parking lot on site that has suitably served the needs of the business in the past. This standard has been met.*

9. Existing businesses nearby will not be adversely affected because of the curtailment of customer trade brought about by intrusion of noise, glare, or general unsightliness.

*The proposed exterior storage expansion is not anticipated to impact the current site's functions including an increase in noise, glare, or negative general appearance. This standard has been met.*

10. The establishment or maintenance of the use shall not be detrimental to the public, health, safety, or general welfare.

*The proposed exterior storage expansion is for the purpose of storing potentially hazardous materials and is immediately adjoining an on-site wetland. The applicant must adhere to local, county, and state standards for potentially hazardous materials and wetland protection as well as conditions of approval for the conditional use permit, which will ensure that the property and surrounding land uses will not be negatively affected. This standard has been met.*

11. The use will not be hazardous, detrimental, or disturbing to present and potential surrounding land use due to water pollution, odor, fumes, general unsightliness, or other nuisances.

*The applicant must adhere to local, county, and state standards and conditions of approval for the conditional use permit, which will ensure that the property and surrounding land uses will not be negatively affected. This standard has been met.*

12. The use will preserve and incorporate the site's important natural and scenic features into the development design.

*The proposed exterior storage expansion is not anticipated to significantly change the site appearance. However, the applicant has proposed and through the conditions of approval, the site will improve on the existing conditions including preservation of the wetlands in increased landscaping. This standard has been met.*

13. The use will cause minimal adverse environmental effects.

*The proposed plan and conditions of approval minimize environmental concerns. This condition has been met.*

### Next Steps

The City Council will review the Planning Commission's Conditional Use review at the next regularly scheduled meeting.





# All Safe Global Storage Yards

Date: 10/5/2023  
Time: 11:15:56 AM



These data are provided on as "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.



**City Of Wyoming**  
 26885 Forest Blvd, PO Box 188  
 Wyoming, MN 55092  
 Phone (651) 462-4947  
 permits@wyomingmn.org

**LAND USE APPLICATION: SITE PLAN REVIEW**

A site plan review application requests a use permitted in a particular zoning district, but regulated and controlled through conditions placed upon it by the City Council after review by the Planning Commission.

Property Address: 26443 Fallbrook Ave

Applicant(s): Name(s) Jonathon Peterson

Address 26443 Fallbrook Ave

City Wyoming State MN Zip 55092

Phone Number 866-958-3473 Email jpeterson@allsafe.net

Owner(s) - If other than Applicant(s):

Name(s) Morgan Industries, Inc

Address 3 Charles St., Ste 3

City Pleasant Valley State NY Zip 12569

Phone Number \_\_\_\_\_ Email mmilea@martellstrategicfunding.com

Owners(s) Signature(s)  - as President Date 4/28/23

Legal description of property: See Application Documents

Property Identification Number: R.21. 00054.00 Present Zoning: Industrial

Present use of property: All Safe Global - Compressed Gas Cylinder Distribution and Service

Proposed use of property: All Safe Global - Compressed Gas Cylinder Distribution and Service

**This application and the following attachments must be submitted to be considered a complete application:**

1. A detailed site plan showing the information listed in Section 40 - 82, 1-6 as well as the following:
  - a. The grading and drainage plan must be designed in accordance with Article VII, Division 21 of the Zoning Ordinance and the City of Wyoming Surface Water Resource Guidance Document
  - b. Elevation drawings of all sides of the proposed building to show compliance with the architectural standards of the zoning district the use will be located in
  - c. Landscaping and Screening in accordance with Article VII, Divisions 14 & 26
  - d. Lighting Plan in accordance with Article VII, Division 15
2. A letter explaining the proposed use and how it will be operated
3. Applications for uses described in Article VI, Divisions 7, 18, & 19 and Article VII, Divisions 2, 8, 10, 17-20, and 25 of the Zoning Ordinance must include the information necessary to show compliance with the applicable section of the ordinance
4. Applications for uses that are within the Highway 8 Overlay District or that utilize Highway 8 for access must include the information necessary to show compliance with Article VI, Division 14 of the Zoning Ordinance.
5. The application fee and escrow must be paid at the time of application - The fee is **not** refundable and the unused portion of the escrow will be returned to the applicant
6. Any other information deemed necessary by the Zoning Administrator or Planning Commission

Applicant(s) Signature(s) Jonathon Peterson Date 4/28/23

As the applicant for this request, I agree to reimburse the City for all expenses incurred by the City in employing planning, engineering, legal and other professional consultants in reviewing this application. This may include the replenishment of any escrow funds as required as part of this application. Such costs shall be paid by me, the applicant, regardless of the outcome of the review and prior to commencing any work on the project. Article V, Division 4, Site Plan Review, is attached to this application. By signing this application, the applicant acknowledges that it has been read and understood.

A public meeting can be scheduled only after a complete application has been received.

OFFICE USE ONLY

Application # SP-23-002

Date Application Received 4/28/23

Date Complete Application Received 9/18/23

60 Days 11/17/23

By:   
Official

Fee: \$220.00 + Escrow \$1,000.00

Date Paid 5/1/23

Check #

Revised 01/24/23



City Of Wyoming  
26885 Forest Blvd, PO Box 188  
Wyoming, MN 55092  
Phone (651) 462-4947  
permits@wyomingmn.org

### LAND USE APPLICATION: CONDITIONAL & INTERIM USE PERMIT

A conditional use permit application requests a use permitted in a particular zoning district, but regulated and controlled through conditions placed upon it by the City Council after review by the Planning Commission.

Property Address: 26443 Fallbrook Ave

Applicant(s): Name(s) Jonathon Peterson  
Address 26443 Fallbrook Ave  
City Wyoming State MN Zip 55092  
Phone Number 866-958-3473 Email jpeterson@allsafe.net

Owner(s) - If other than Applicant(s):  
Name(s) Morgan Industries, Inc  
Address 3 Charles St., Ste 3  
City Pleasant Valley State NY Zip 12569  
Phone Number \_\_\_\_\_ Email mmilea@martellstrategicfunding.com

Owner(s) Signature(s) [Signature] - President Date 5/11/23

Legal description of property: See Application Documents

Property Identification Number: R.21. 00054.00 Present Zoning: Industrial

Present use of property: All Safe Global - Compressed Gas Cylinder Distribution and Service

Proposed use of property: All Safe Global - Compressed Gas Cylinder Distribution and Service

Is this an application for an Interim Use permit?  Yes  No If yes, on what date, or upon what event, would the applicant desire the interim use to expire? Date: \_\_\_\_ / \_\_\_\_ / \_\_\_\_ OR Event: \_\_\_\_\_

**This application and the following attachments must be submitted to be considered a complete application:**

- A detailed site plan showing the following information from Sec. 40 - 111, A-K also including:
  - a. The grading and drainage plan must be designed in accordance with Article VII, Division 21 of the Zoning Ordinance and the City Of Wyoming Surface Water Resource Guidance Document
  - b. Elevation drawings of all sides of the proposed building to show compliance with the architectural standards of the zoning district the use will be located in
  - c. Landscaping and Screening in accordance with Article VII, Divisions 14 & 26
  - d. Lighting Plan in accordance with Article VII, Division 15
- 2. A letter explaining the proposed use and how it will be operated
- 3. A completed Conditional & Interim Use Permit Worksheet
- 4. Applications for uses described in Article VI, Divisions 7, 18 & 19 and Article VII, Divisions 2, 8, 10, 17-20 & 25 of the Zoning Ordinance. It must include the information necessary to show compliance with the applicable section of the ordinance.
- 5. Applications for uses that are within the Highway 8 Overlay District or that utilize Highway 8 for access must include the information necessary to show compliance with Article VI, Division 14 of the Zoning Ordinance
- 6. The application fee and escrow must be paid at the time of application - The fee is **not** refundable and the unused portion of the escrow will be returned to the applicant.
- 7. Any other information deemed necessary by the Zoning Administrator or Planning Commission

Applicant(s) Signature(s) Jonathon Peterson Date 5/11/23

As the applicant for this request, I agree to reimburse the City for all expenses incurred by the City in employing planning, engineering, legal, and other professional consultants in reviewing this application. This may include the replenishment of any escrow funds as required as part of this application. Such costs shall be paid by me, the applicant, regardless of the outcome of the review and prior to commencing any work on the project. All of Article V, Division 6, Conditional Use Permits, and Article VII, Division 13, Home Occupations are attached to this application and by signing this application, the Applicant acknowledges that they have been read and understood.

A public hearing can be scheduled only after a complete application has been received.

OFFICE USE ONLY	Application # <u>C-23-003</u>	Date Application Received <u>5/26/23</u>
Date Complete Application Received <u>9/18/23</u>	60 Days <u>11/17/23</u>	By: <u>[Signature]</u>
Fee: <u>\$220.00 + Escrow</u>	Date Paid <u>5/26/23</u>	Check # <u>✓</u>
Escrow - Commercial is \$1,000.00 & Residential is \$750.00		Official

Revised 01/24/23

# CONDITIONAL & INTERIM USE PERMIT WORKSHEET

Applicant: Jonathon Peterson

Address: 26443 Fallbrook Ave

Type of Business: All Safe Global - Compressed Gas Cylinder Distribution and Service

Business name: All Safe Global

Answer the following questions based on the standards contained in Sec. 40 – 112 of the City of Wyoming Zoning Ordinance for Conditional and Interim Use Permits. If needed, use a separate page. **All questions must be answered.**

1. Is your proposed use in conformity with the Comprehensive Plan and development policies of the City?  
 Yes     No    Explain: \_\_\_\_\_
2. Will your proposed use create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area?  
 Yes     No    Explain: \_\_\_\_\_
3. Will your proposed use be sufficiently compatible or separated by distance or screening from adjacent development or land so that existing development will not be depreciated in value and so there will be no deterrence to development of vacant land?  
 Yes     No    Explain: \_\_\_\_\_
4. Will the structure and site have an appearance that will not have an adverse effect upon adjacent properties?  
 Yes     No    Explain: \_\_\_\_\_
5. Is the proposed use reasonably related to the overall needs of the City and to the existing land use?  
 Yes     No    Explain: \_\_\_\_\_
6. Will the proposed use be consistent with the purpose of the Zoning Ordinance and other City Ordinances?  
 Yes     No    Explain: \_\_\_\_\_
7. Will the proposed use be located, designed, maintained, and operated to be compatible with the existing or intended character of the zoning district in which it is to be located?  
 Yes     No    Explain: \_\_\_\_\_
8. Will the proposed use generate only minimal vehicular traffic on local streets?  
 Yes     No    Explain: \_\_\_\_\_
9. Will the proposed use create traffic hazards or unsafe access or parking needs?  
 Yes     No    Explain: \_\_\_\_\_
10. Will existing businesses nearby be adversely affected by your proposed use because of the curtailment of customer trade brought about by intrusion of noise, glare, or general unsightliness?  
 Yes     No    Explain: \_\_\_\_\_
11. Will the establishment or maintenance of the proposed use be detrimental to the public health, safety or general welfare?  
 Yes     No    Explain: \_\_\_\_\_
12. Will the proposed use be hazardous, detrimental, or disturbing to present and potential surrounding land uses due to water pollution, odor, fumes, and general unsightliness or other nuisances?  
 Yes     No    Explain: \_\_\_\_\_
13. How will the proposed use preserve and incorporate the site's important natural and scenic features into the development design?  
 Yes     No    Explain: Existing trees removed for the project will be replaced on a 1 for 1 basis.
14. Will the proposed use cause adverse environmental effects?  
 Yes     No    Explain: \_\_\_\_\_

Application # \_\_\_\_\_

Revised 01/24/23

## Wyoming

5368 266th Street  
PO Box 730  
Wyoming MN 55092

651.464.3130  
Wyoming@Widseth.com  
Widseth.com

## All Safe Global – Proposed Fence and Outdoor Yard Expansion – Project Description

### Background

All Safe Global is a company with facilities in Wyoming, MN that provides compressed gas cylinder and beverage equipment distribution and service. Their facility is located at 26443 Fallbrook Ave, Wyoming, MN 55092.

### Project Description

All Safe Global would like to relocate the existing wooden fence, construct additional fencing as needed and expand their existing outdoor storage yard.

The proposed scope of work is generally as follows:

- Salvaging the existing wooden fencing.
- Site Grading to accommodate expansion of the outdoor storage yard. This will include removal of existing turf and topsoil in the expansion area.
- Placement of surface gravel in the expanded storage area.
- Construction of a new fence at the expanded storage area limits.
- Construction of a proposed infiltration basin along the south side of the property to meet City of Wyoming Stormwater Management requirements for the new impervious (and potential future impervious).

Widseth has been contracted by Jonathon Peterson (All Safe Global) (property owner representative) to prepare construction plan drawings for the civil site work of the proposed cold storage building. The construction plan drawings are included in the site plan review application for review.

# ALL SAFE GLOBAL - FENCE AND YARD EXPANSION PROJECT

WYOMING, MN

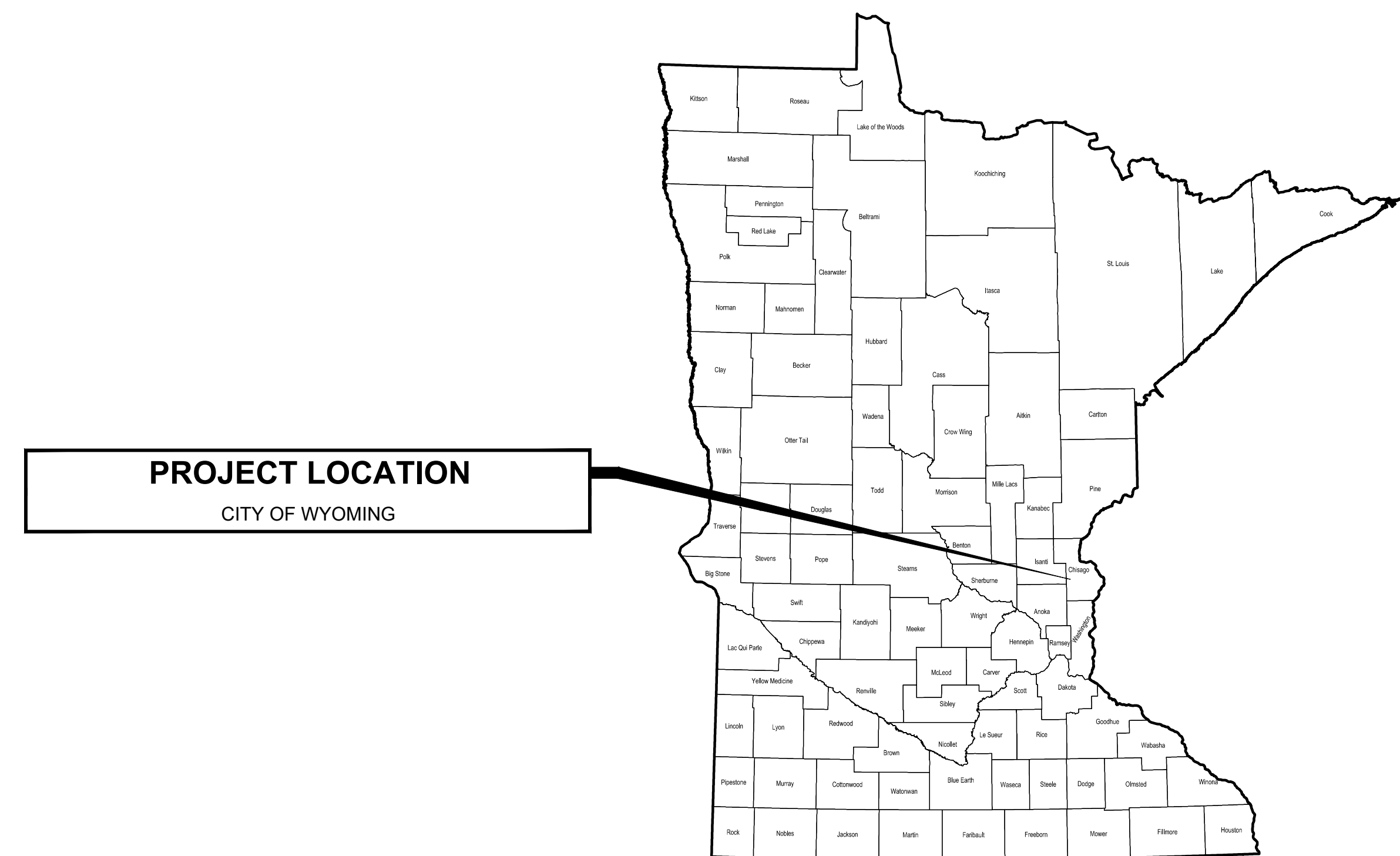


**PROJECT LOCATION**  
ALL SAFE GLOBAL  
26443 FALLBROOK AVE

DRAWING INDEX	
SHEET NUMBER	SHEET TITLE
C1.0	TITLE SHEET
C2.0	CIVIL LEGEND
C3.0	CIVIL DETAILS
C4.0	EXISTING CONDITIONS & REMOVAL PLAN
C5.0	SITE PLAN
C6.0	GRADING AND DRAINAGE PLAN
C7.0	TURF ESTABLISHMENT AND EROSION CONTROL PLAN
L1.0-L1.1	LANDSCAPE PLAN
G1.10	STRUCTURAL AND ARCHITECTURAL PLAN
FIG. 1	OUTDOOR STORAGE PLAN

**GOVERNING SPECIFICATIONS**

THE CURRENT VERSION OF THE CITY OF WYOMING'S SPECIFICATIONS SHALL APPLY. FOR ALL OTHER PLAN CONTENT NOT ADDRESSED IN THESE SPECIFICATIONS: THE 2020 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AND 2020 EDITION OF THE "MATERIALS LAB SUPPLEMENTAL SPECIFICATIONS FOR CONSTRUCTION" SHALL GOVERN.



**PROJECT LOCATION**  
CITY OF WYOMING

NEWLY SUBMITTED FOR REVIEW AND APPROVAL. THIS REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED CIVIL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.  
*Frank Brodeen*  
FRANK E. BRODEEN LIC. NO. 57780

DATE	REVISIONS DESCRIPTION	BY

DATE: SEPTEMBER 2023  
SCALE: AS SHOWN  
DRAWN BY: FEB  
CHECKED BY: TMH  
JOB NUMBER: 2022-11768

ALL SAFE GLOBAL - FENCE AND YARD EXPANSION PROJECT  
26443 FALLBROOK AVE  
WYOMING, MN  
**TITLE SHEET**

SHEET NO. **C1.0**

SURVEY MONUMENTS

- BENCH MARK, FOUND CIM, FOUND CPNT., FOUND JLM, FOUND LATH, FOUND PIPE, FOUND READING, STAKED CIM, STAKED CPNT., STAKED JLM, STAKED PIPE

EXISTING TOPO SYMBOLS

- AC UNIT, FENCE POST, FLAG POLE, GUARD POST, GUY ANCHOR, GUY POLE, HANDICAP SYMBOL, MAILBOX, SHRUB, SIGN DOUBLE POST, SIGN SINGLE POST, SIGN FIRE NUMBER, TREE CONIFER, TREE DECIDUOUS, TREE STUMP, TV DISH, WETLAND SYMBOL, YARD LIGHT

EXISTING UTILITY MUNICIPAL SYMBOLS

- APRON, LIFT STATION, SANITARY CLEANOUT, SANITARY MANHOLE, STORM CATCH BASIN, STORM INLET

EXISTING UTILITY MUNICIPAL SYMBOLS (cont.)

- STORM MANHOLE, WATER CURB STOP, WATER HANDHOLE, WATER HYDRANT, WATER MANHOLE, WATER METER, WATER VALVE, WATER WELL, UTILITY SIZE & TYPE

EXISTING UTILITY PRIVATE SYMBOLS

- ELEC GROUND LIGHT, ELEC HANDHOLE, ELEC LIGHT POLE, ELEC MANHOLE, ELEC METER, ELEC PEDESTAL, ELEC POLE, ELEC SIGNAL, ELEC TRANSFORMER BOX, GAS METER, GAS VALVE, LP TANK, TELE HANDHOLE, TELE MANHOLE, TELE PEDESTAL, TELE POLE, TV HANDHOLE, TV PEDESTAL

SOIL BORING SYMBOLS

- LASER-INDUCED FLUORESCENCE BORING, LYSIMETER, MONITOR WELL, PERC TEST, PIEZOMETER, RECOVERY WELL, SOIL BORING, SOIL VAPOR POINT, VAPOR SURVEY POINT

PROPOSED UTILITY MUNICIPAL SYMBOLS

- APRON PROPOSED, SANITARY CLEANOUT PROPOSED, SANITARY LIFT STATION PROPOSED, SANITARY LIFT STATION VALVE MANHOLE PROPOSED, SANITARY MANHOLE PROPOSED, SANITARY PLUG PROPOSED, STORM CATCH BASIN PROPOSED, STORM MANHOLE PROPOSED, WATER 11 1/4° BEND PROPOSED, WATER 22 1/2° BEND PROPOSED, WATER 45° BEND PROPOSED, WATER 90° BEND PROPOSED, WATER CAP PROPOSED, WATER CROSS PROPOSED, WATER CURB STOP PROPOSED, WATER HYDRANT PROPOSED, WATER REDUCER PROPOSED, WATER SLEEVE PROPOSED, WATER TEE PROPOSED, WATER VALVE PROPOSED

PROPOSED UTILITY PRIVATE SYMBOLS

- ELEC LIGHT POLE PROPOSED

EROSION CONTROL SYMBOLS

- SURFACE DRAINAGE ARROW, STORM DRAIN INLET PROTECTION

TRAFFIC CONTROL DEVICES & SYMBOLS

- TRAFFIC CONTROL SIGN (1 POST), TRAFFIC CONTROL SIGN (2 POST), TYPE III BARRICADE, DRUM CHANNELIZER, FLASHING ARROW OR MESSAGE BOARD

GENERAL NOTE:

THIS SHEET IS FOR GENERAL REFERENCE ONLY. NOT ALL ITEMS ON THIS PAGE ARE INCLUDED IN THE FOLLOWING PLANS. SEE PLAN SHEETS FOR DETAILED INFORMATION.

EXISTING TOPOGRAPHIC LINES

- CENTER LINE, EDGE OF WOODS, FENCE BARB WIRE, FENCE CHAIN LINK, FENCE WOOD, FORCEMAIN, OVERHEAD CABLE TV, OVERHEAD ELECTRIC, OVERHEAD TELE, RAILROAD, RETAINING WALL, SANITARY SEWER, SANITARY SEWER SERVICE, STORM SEWER, STORM SEWER DRAIN TILE, UNDERGROUND CABLE TV, UNDERGROUND ELECTRIC, UNDERGROUND FIBER OPTIC, UNDERGROUND GAS, UNDERGROUND TELE, WATERMAIN, WATERMAIN SERVICE, WETLAND EDGE

R/W, LOT & EASEMENTS LINES

- BUILDING SETBACK LINE, LOT LINE, EASEMENT LINE, EASEMENT LINE PROPOSED, MNDOT CONTROLLED ACCESS LINE, RIGHT OF WAY EXISTING, RIGHT OF WAY PROPOSED

PROPOSED CONSTRUCTION LINES

- FENCE CHAIN LINK PROPOSED, FENCE WOOD PROPOSED, FENCE BARB WIRE PROPOSED, FORCEMAIN PROPOSED, SANITARY SEWER PROPOSED, SANITARY SERVICE PROPOSED, STORM SEWER PROPOSED, STORM SEWER DRAIN TILE PROPOSED, WATERMAIN PROPOSED, WATERMAIN SERVICE PROPOSED

EROSION CONTROL LINES

- BALE CHECK, BIO ROLL, SILT FENCE, SILT FENCE TYPE HEAVY DUTY, SILT FENCE TYPE MACHINE SLICED, SILT FENCE TYPE PREASSEMBLED, FLOTATION SILT CURTAIN

HATCH PATTERN AND SHADING LEGEND

- RANDOM RIPRAP, SOD, SEED, HYDRAULIC STABILIZER, EROSION CONTROL BLANKET, TEMP. ROCK CONSTRUCTION ENTRANCE, BUILDING WALL HATCH, BITUMINOUS SURFACE, CONCRETE SURFACE, GRAVEL SURFACE, EASEMENT PATTERN

DOCUMENTATION SYMBOLS

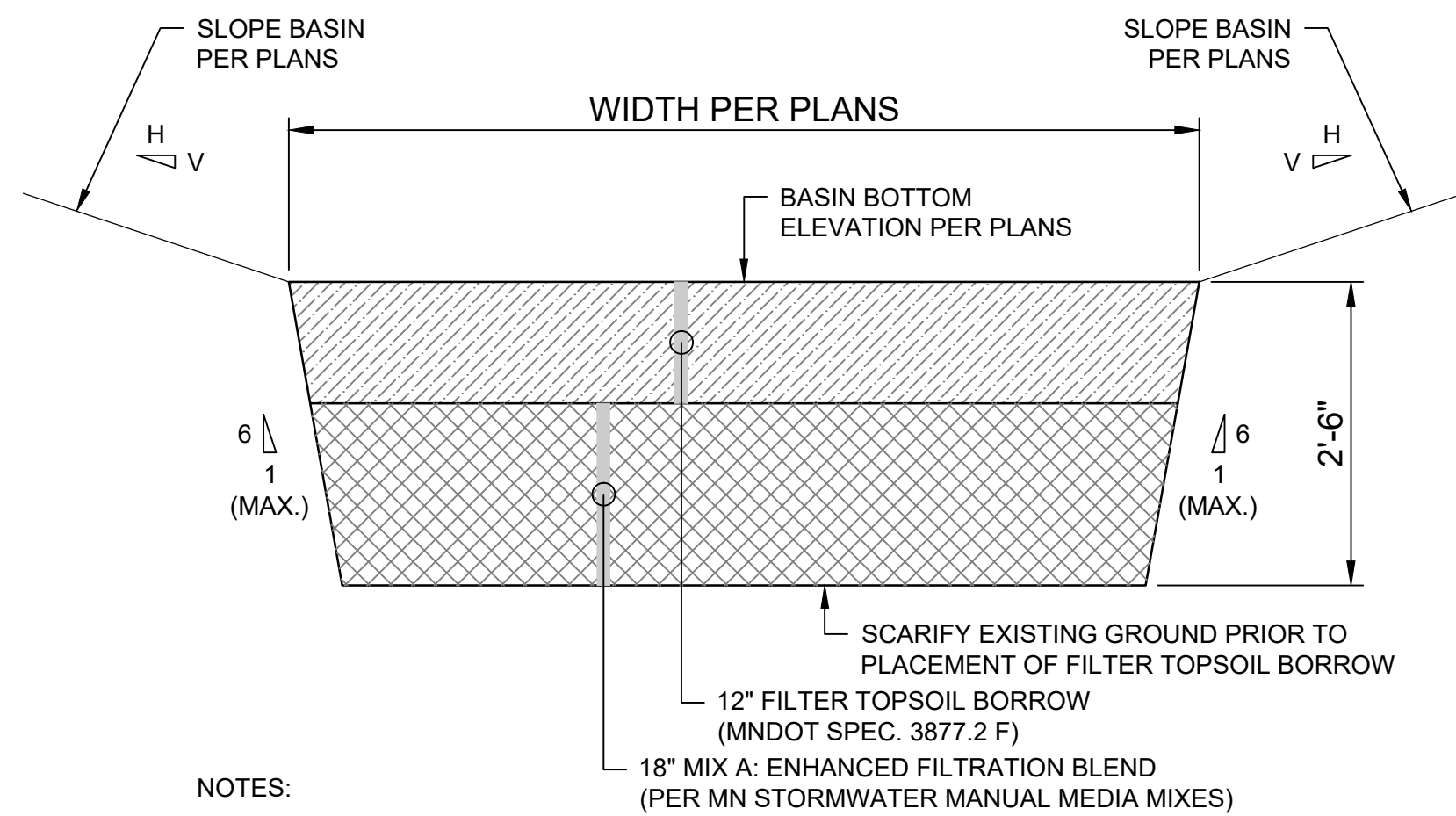
- SECTION ARROW - SECTION NUMBER TOP; PAGE OF SECTION BOTTOM

NEWLY CREATED PLAN, ANY REVISIONS OR NOTES WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED CIVIL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. DATE: 9/14/2023 LIC. NO. 57780 FRANK E. BRODEEN

Table with columns: DATE, REVISIONS DESCRIPTION, REVISED BY, DATE

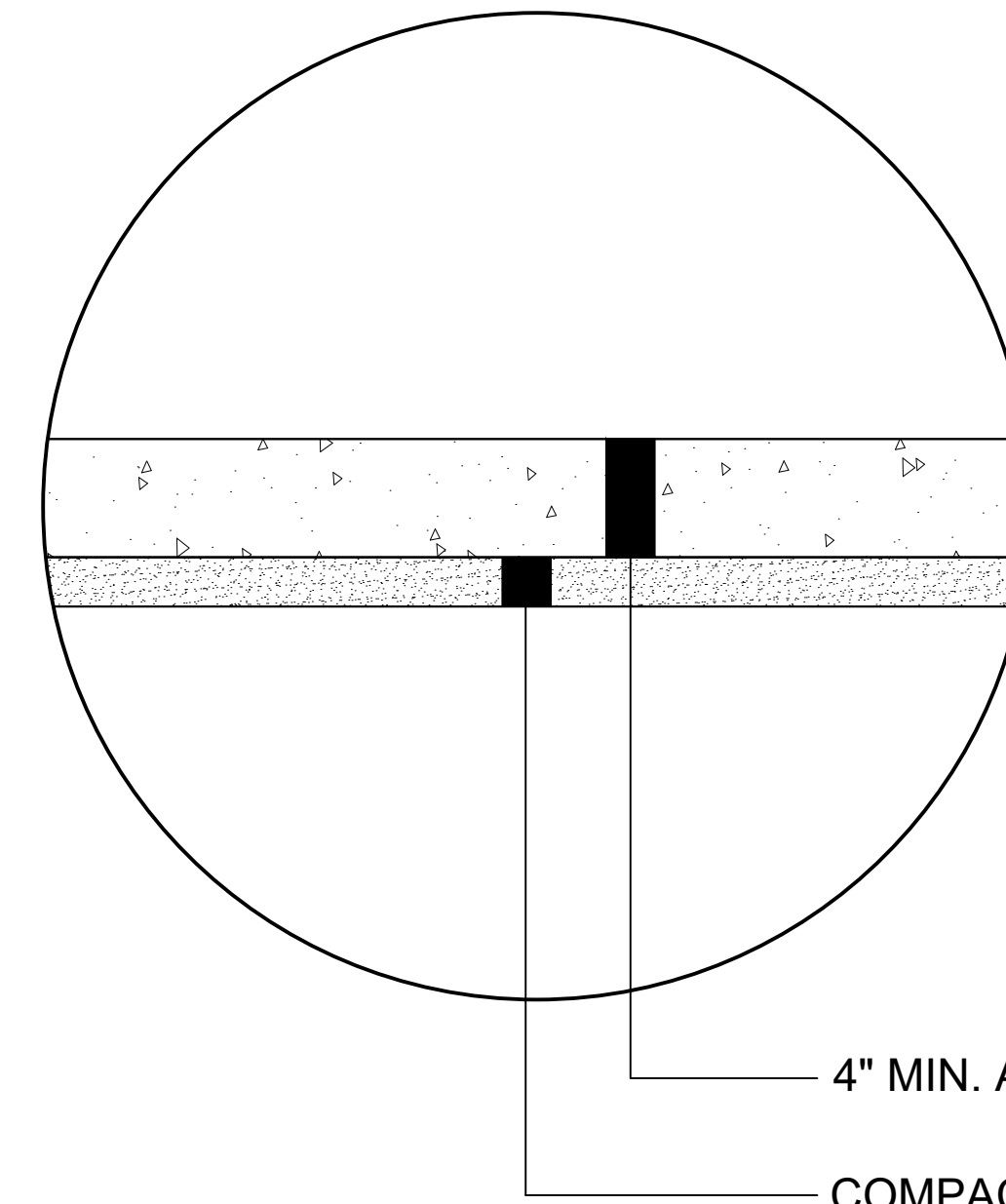
Table with columns: DATE, AS SHOWN, DRAWN BY, CHECKED BY, JOB NUMBER

ALL SAFE GLOBAL - FENCE AND YARD EXPANSION PROJECT 26443 FALLBROOK AVE WYOMING, MN CIVIL LEGEND

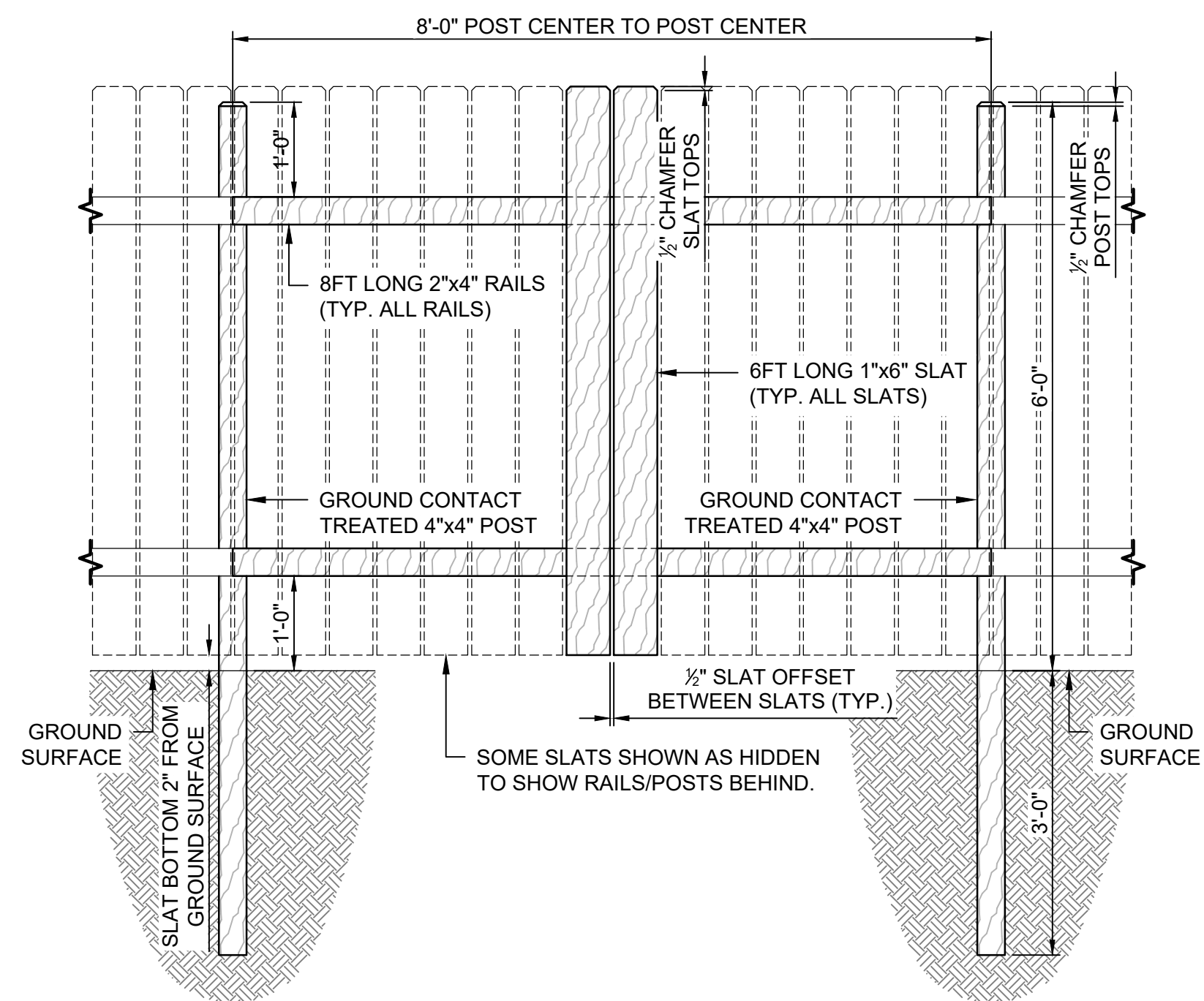


NOTES:  
 FINAL STABILIZATION OF CONTRIBUTING DRAINAGE AREA SHALL BE COMPLETED PRIOR TO CONSTRUCTION OF INFILTRATION BASIN. SEE GRADING AND DRAINAGE PLAN FOR CONSTRUCTION SEQUENCING INFORMATION.  
 CONTRACTOR TO AVOID COMPACTION OF INFILTRATION AREA AND INFILTRATION MEDIA DURING CONSTRUCTION.  
 CONTRACTOR TO PROVIDE SAMPLING AND TESTING OF FILTER TOPOIL MATERIAL PER MNDOT SPEC 3877.3

**INFILTRATION BASIN SECTION DETAIL**  
 SCALE: NONE



**PROPOSED GRAVEL YARD SECTION**



**6FT HIGH WOOD PRIVACY FENCE DETAIL**  
 SCALE: NONE

DATE	REVISION DESCRIPTION

DATE: SEPTEMBER 2023	AS SHOWN
SCALE: FEB	T.M.H.
DRAWN BY: FEB	T.M.H.
CHECKED BY: T.M.H.	T.M.H.
JOB NUMBER: 2023-10167	

ALL SAFE GLOBAL - FENCE AND YARD EXPANSION PROJECT  
 26443 FALLBROOK AVE  
 WYOMING, MN  
**CIVIL DETAILS**

SITE: PARID: 21.00054.00  
 26443 FALLBROOK AVE  
 WYOMING, MINNESOTA 55092  
 ZONE: INDUSTRIAL

OWNER: MORGAN INDUSTRIES INC & C/O ALL SAFE INC  
 26443 FALLBROOK AVE  
 WYOMING, MN 55092  
 CONTACT: JONATHON PETERSON  
 EMAIL: JPETERSON@ALLSAFE.NET  
 PH: (866) 958-3473

CIVIL ENGINEER: WIDSETH (WIDSETH SMITH NOLTING)  
 5368 266TH ST  
 WYOMING, MN 55092  
 CONTACT: FRANK BRODEEN, PE  
 EMAIL: FRANK.BRODEEN@WIDSETH.COM  
 PH: (651)-358-2345

**GENERAL CONSTRUCTION NOTES:**

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY OWNER OF ANY DIFFERENCES BETWEEN THE FIELD AND PLAN.

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF C/ASCE 38-02, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA"

UNLESS OTHERWISE NOTED, ALL MATERIALS, CONSTRUCTION TECHNIQUES AND TESTING SHALL CONFORM TO THE 2020 EDITION OF THE "STANDARD SPECIFICATIONS FOR TRENCH EXCAVATION AND BACKFILL/SURFACE RESTORATION, WATERMAIN AND SERVICE LINE INSTALLATION AND SANITARY SEWER AND STORM SEWER INSTALLATION" AS PUBLISHED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA AND THE "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AS PUBLISHED BY THE MINNESOTA DEPARTMENT OF TRANSPORTATION, 2020 EDITION. THE CONTRACTOR SHALL REQUIRE ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.

THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMISSION/PERMITS FOR ALL WORK LOCATED OUTSIDE OF THE MUNICIPAL RIGHT-OF-WAY AND PROPERTY LIMITS.

THE CONTRACTOR SHALL VERIFY ALL EXISTING ELEVATIONS PRIOR TO BEGINNING CONSTRUCTION.

**SITE REMOVAL NOTES:**

THE CONTRACTOR SHALL LOCATE ALL UTILITIES VIA A GOPHER STATE ONE CALL.

THE CONTRACTOR SHALL LOCATE PRIVATE UTILITIES, COORDINATING WITH THE OWNER.

THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES BEFORE DISTURBING THE SITE.

CONTRACTOR SHALL PROTECT ALL EXISTING STRUCTURES NOT NOTED FOR DEMOLITION & REMOVAL DURING REMOVALS. ANY DAMAGED STRUCTURES TO REMAIN SHALL BE REPAIRED OR REPLACED AT NO COST TO THE OWNER.

ALL MATERIALS IDENTIFIED FOR REMOVAL SHALL BE DISPOSED OFF SITE IN ACCORDANCE WITH STATE AND LOCAL LAWS.

ALL MATERIALS IDENTIFIED TO BE SALVAGED SHALL BE MAINTAINED AND STORED BY THE CONTRACTOR UNTIL RE-INSTALLED AS PART OF THE PROJECT.

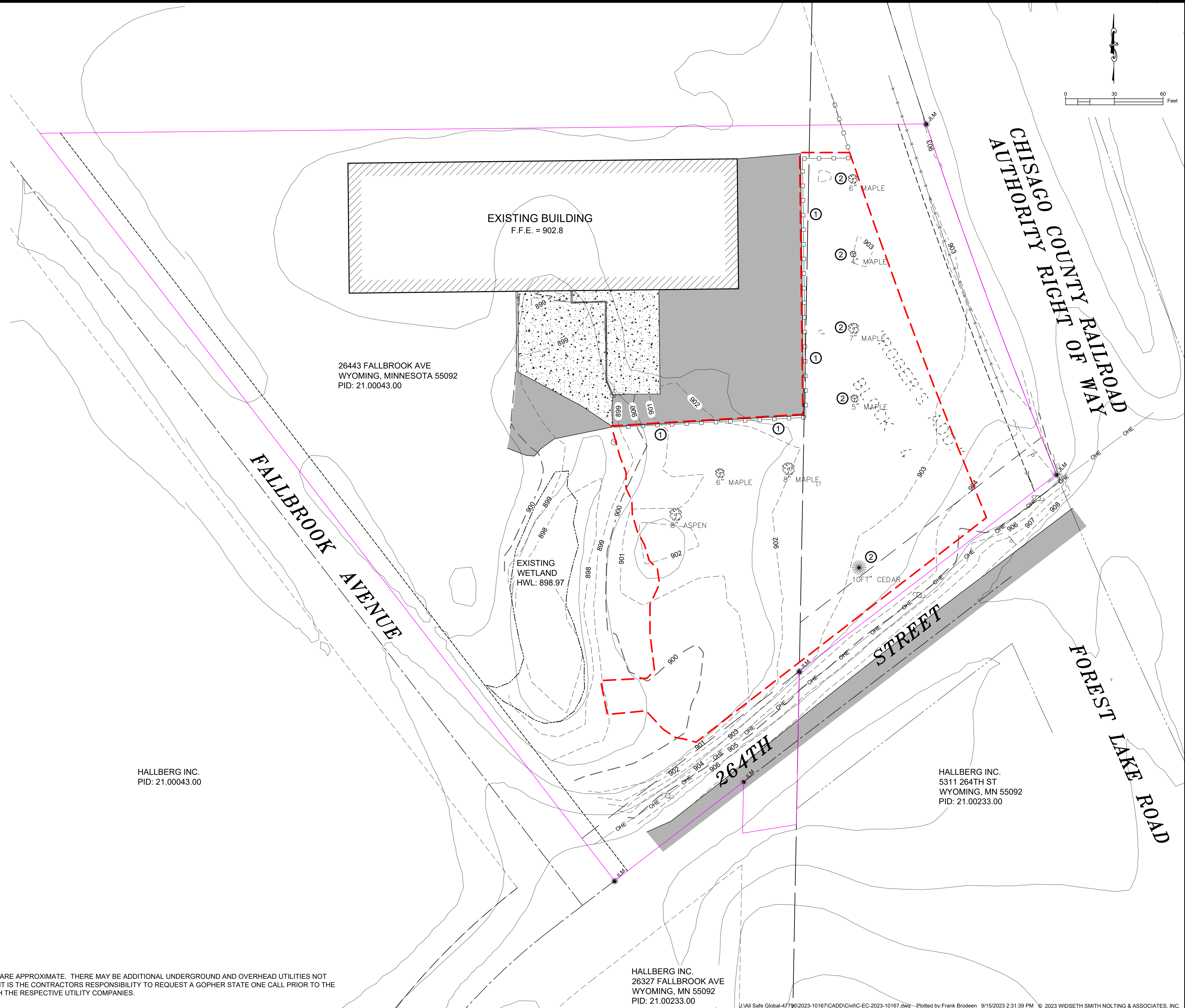
**EXISTING FEATURES LEGEND**

	DENOTES CONSTRUCTION LIMITS
	DENOTES PROPERTY BOUNDARY
	DENOTES WETLAND BOUNDARY (ASSUMED)
	DENOTES EXISTING FENCE LINE
	DENOTES EXISTING GAS LINE
	DENOTES EXISTING TELECOMMUNICATION LINE
	DENOTES EXISTING FIBEROPTIC LINE
	DENOTES EXISTING ELECTRIC LINE
	DENOTES EXISTING CONCRETE
	DENOTES EXISTING BITUMINOUS
	DENOTES EXISTING TREE
	DENOTES SURVEY BENCHMARK
	DENOTES FOUND POINT
	DENOTES SURVEY CONTROL POINT

**REMOVAL NOTES:**

- ① SALVAGE FENCE
- ② RELOCATE TREE (SEE LANDSCAPE PLAN)

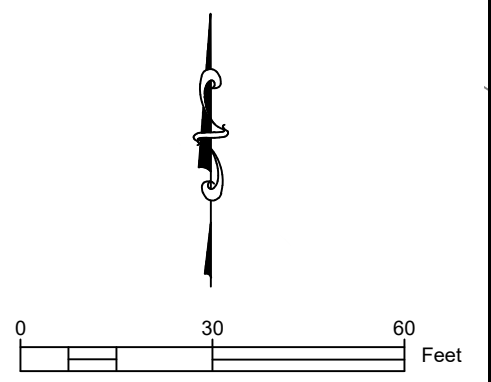
**CAUTION** ALL UNDERGROUND AND OVERHEAD UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND AND OVERHEAD UTILITIES NOT SHOWN ON THE PLAN THAT MAY BE REQUIRED TO BE REMOVED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REQUEST A GOPHER STATE ONE CALL PRIOR TO THE START OF ANY CONSTRUCTION AND COORDINATE ALL WORK WITH THE RESPECTIVE UTILITY COMPANIES.



HALLBERG INC.  
 PID: 21.00043.00

HALLBERG INC.  
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 WYOMING, MN 55092  
 PID: 21.00233.00

HALLBERG INC.  
 5311 264TH ST  
 WYOMING, MN 55092  
 PID: 21.00233.00



**WIDSETH**  
 ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

DATE: SEPTEMBER 2023  
 AS SHOWN: SEP  
 DRAWN BY: ASH  
 CHECKED BY: TMH  
 JOB NUMBER: 2023-10167

ALL SAFE GLOBAL - FENCE AND YARD EXPANSION PROJECT  
 26443 FALLBROOK AVE  
 WYOMING, MN  
 EXISTING CONDITIONS AND REMOVALS PLAN

SHEET NO. **C4.0**  
 SHEET 4 OF 11

BY: FRANK BRODEEN  
 DATE: 9/14/2023  
 LIC. NO. 97790





**SITE:** PARID: 21.00054.00  
26443 FALLBROOK AVE  
WYOMING, MINNESOTA 55092  
ZONE: INDUSTRIAL

**OWNER:** MORGAN INDUSTRIES INC & C/O ALL SAFE INC  
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**CIVIL ENGINEER:** WIDSETH (WIDSETH SMITH NOLTING)  
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CONTACT: FRANK BRODEEN, PE  
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PH: (651)-358-2345

**GENERAL CONSTRUCTION NOTES:**

THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY OWNER OF ANY DIFFERENCES BETWEEN THE FIELD AND PLAN.

UNLESS OTHERWISE NOTED, ALL MATERIALS, CONSTRUCTION TECHNIQUES AND TESTING SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR CONSTRUCTION" AS PUBLISHED BY THE MINNESOTA DEPARTMENT OF TRANSPORTATION, 2020 EDITION. THE CONTRACTOR SHALL REQUIRE ALL PROCEDURES AS OUTLINED BY THE LOCAL AGENCY.

THE CONTRACTOR SHALL RECEIVE THE NECESSARY PERMISSION/PERMITS FOR ALL WORK LOCATED OUTSIDE OF THE MUNICIPAL RIGHT-OF-WAY AND PROPERTY LIMITS.

THE CONTRACTOR SHALL VERIFY ALL EXISTING ELEVATIONS PRIOR TO BEGINNING CONSTRUCTION.

**TURF ESTABLISHMENT AND EROSION CONTROL PLAN NOTES:**

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-2, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA"

ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS.

ALL SILT FENCE AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO ANY EXCAVATION/CONSTRUCTION AND SHALL BE MAINTAINED UNTIL VIABLE TURF OR GROUND COVER HAS BEEN ESTABLISHED. MAINTENANCE AND REMOVAL OF SEDIMENT CONTROL DEVICES SHALL BE INCIDENTAL TO THE GRADING CONTRACT

ALL STREETS UTILIZED FOR PROJECT CONSTRUCTION MUST BE CLEANED AT THE END OF EACH DAY. A ROCK ENTRANCE TO THE SITE MUST BE PROVIDED ACCORDING TO REDUCE TRACKING OF SEDIMENT ONTO PUBLIC STREETS.

ALL EXPOSED SOILS MUST BE STABILIZED WITHIN 14 CALENDAR DAYS OF ROUGH GRADE COMPLETION OR AFTER CONSTRUCTION TERMINATES. ALL STOCKPILES SHALL HAVE ADEQUATE SEDIMENT TRAPPING SYSTEMS INSTALLED AROUND THEM.

ALL AREAS TO BE ESTABLISHED TO GRASS COVER SHALL RECEIVE 4" OF TOPSOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

SEE PLAN FOR A COMPLETE LEGEND OF HATCHES AND SYMBOLS USED FOR TURF ESTABLISHMENT AND EROSION CONTROL.

**LEGEND:**

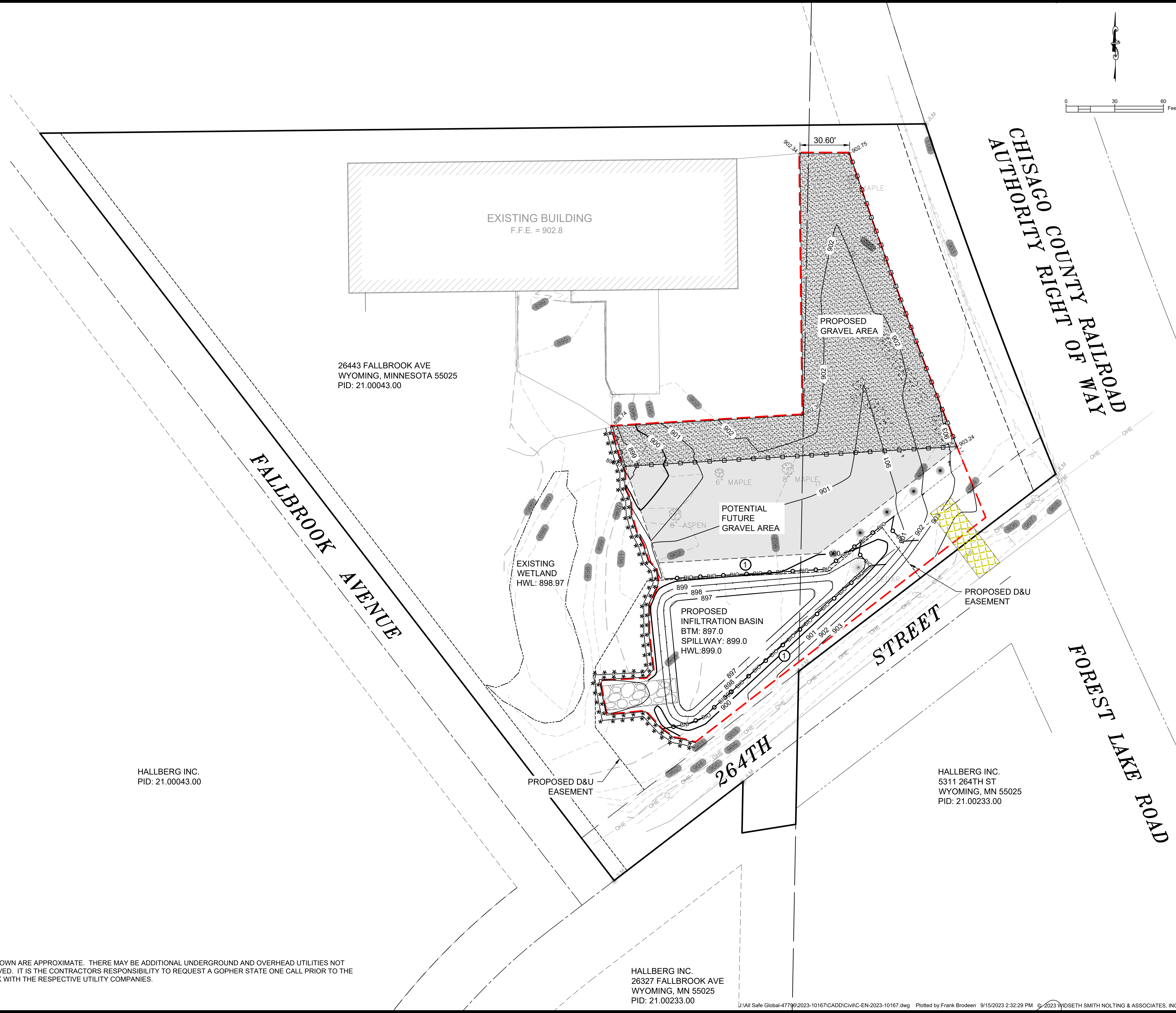
- \*\*\*\*\* SILT-FENCE
- BIO — SEDIMENT CONTROL LOG (BIOROLL)
- ROCK CONSTRUCTION EXIT
- RANDOM RIP RAP CL II

**CONSTRUCTION NOTES:**

① INSTALL BIOROLL PRIOR TO INFILTRATION BASIN CONSTRUCTION AND AFTER STABILIZATION OF CONTRIBUTING DRAINAGE AREA.



ALL UNDERGROUND AND OVERHEAD UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THERE MAY BE ADDITIONAL UNDERGROUND AND OVERHEAD UTILITIES NOT SHOWN ON THE PLAN THAT MAY BE REQUIRED TO BE REMOVED. IT IS THE CONTRACTORS RESPONSIBILITY TO REQUEST A GOPHER STATE ONE CALL PRIOR TO THE START OF ANY CONSTRUCTION AND COORDINATE ALL WORK WITH THE RESPECTIVE UTILITY COMPANIES.



26443 FALLBROOK AVE  
WYOMING, MINNESOTA 55025  
PID: 21.00043.00

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26327 FALLBROOK AVE  
WYOMING, MN 55025  
PID: 21.00233.00

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NEWLY CREATED PLAN OR SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED CIVIL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

*Frank Brodeen*  
FRANK BRODEEN  
DATE: 9/14/2023 LIC. NO. 27790

DATE	REVISION DESCRIPTION	BY

DATE	SEPT 2023	FEB	TMH
DATE:			
SCALE:	AS SHOWN		
DRAWN BY:			
CHECKED BY:			
JOB NUMBER:	2023-10167		

ALL SAFE GLOBAL - FENCE AND YARD EXPANSION PROJECT  
26443 FALLBROOK AVE  
WYOMING, MN  
TURF ESTABLISHMENT AND EROSION CONTROL PLAN

SHEET NO. **C7.0**  
SHEET 7 OF 11

SITE: PARID: 21.00054.00  
 26443 FALLBROOK AVE  
 WYOMING, MINNESOTA 55092  
 ZONE: INDUSTRIAL

OWNER: MORGAN INDUSTRIES INC & C/O ALL SAFE INC  
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 CONTACT: FRANK BRODEEN, PE  
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 PH: (651)-358-2345

**LAND USE CALCULATIONS:**

TOTAL PROJECT DISTURBED AREA = 0.90 ACRES

TOTAL PROPERTY = 3.81 ACRES

EXISTING IMPERVIOUS COVERAGE = 1.41 ACRES

EXISTING SITE IMPERVIOUS COVERAGE = 37%

PROPOSED IMPERVIOUS COVERAGE (INCLUDING FUTURE EXPANSION) = 1.97 ACRES

PROPOSED SITE IMPERVIOUS COVERAGE = 0.52%

PROPOSED GREEN SPACE = 48%

- CONSTRUCTION NOTES:**
- PROPOSED FENCE LINE (SEE FENCE DETAIL)
  - PROPOSED AGGREGATE SURFACE (SEE DETAIL FOR TYPICAL SECTION)
  - PROTECT TREE DURING CONSTRUCTION (SEE DETAIL)

**LANDSCAPE REGULATIONS SEC. 40-555:**

MINIMUM NUMBER OF TREES: (1) OVERSTORY TREE AND TWO (2) UNDERSTORY TREES PER 1/10TH ACRE.

OVERSTORY REQUIRED: 9  
 OVERSTORY PROVIDED: 9

UNDERSTORY REQUIRED: 18  
 UNDERSTORY PROVIDED: 25

ALL SPECIES PROPOSED FROM LIST OF DESIRED SPECIES IN SECTION - 2.(i) AND ARE NATIVE SPECIES

NO MORE THAN 50% OF REQUIRED TREES IS COMPOSED OF (1) SPECIES

PLANT SCHEDULE				
TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
PW	PRUNUS SEROTINA / BLACK CHERRY	2.5" B&B		3
QB	QUERCUS BICOLOR / SWAMP WHITE OAK	2.5" CAL.	B&B	2
EVERGREEN TREES	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
LL	LARIX LARICINA / TAMARACK	6' HT.		6
PG	PICEA GLAUCA / WHITE SPRUCE	6' HT.	B.R.	3
ORNAMENTAL TREE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
AG2	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	1" CAL.	POT	8
SHRUBS	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
CG	CORNUS RACEMOSA / GRAY DOGWOOD	15 GAL.		8
PN	PHYSOCARPUS OPULIFOLIUS / NINEBARK	10 GAL.		7
SV	SPIRAEA ALBA LATIFOLIA / WHITE MEADOWSWEET	5 GAL.		11
GROUND COVERS	BOTANICAL / COMMON NAME	QTY		
MA	MNDOT - METRO SEED M 33-261 / STORMWATER SOUTH & WEST	15,513 SF		
MW	MNDOT 36-711 WOODLAND EDGE CENTRAL / WOODLAND EDGE CENTRAL	9,324 SF		



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**WIDSETH**  
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DATE: SEPTEMBER 2023 AS SHOWN  
 SCALE: 1" = 40'-0" N/S  
 DRAWN BY: JER  
 CHECKED BY: JER  
 JOB NUMBER: 2023-10167

ALL SAFE GLOBAL - FENCE AND YARD EXPANSION PROJECT  
 26443 FALLBROOK AVE  
 WYOMING, MN  
 LANDSCAPE PLAN

SHEET NO. **L1.0**  
 SHEET 8 OF 11

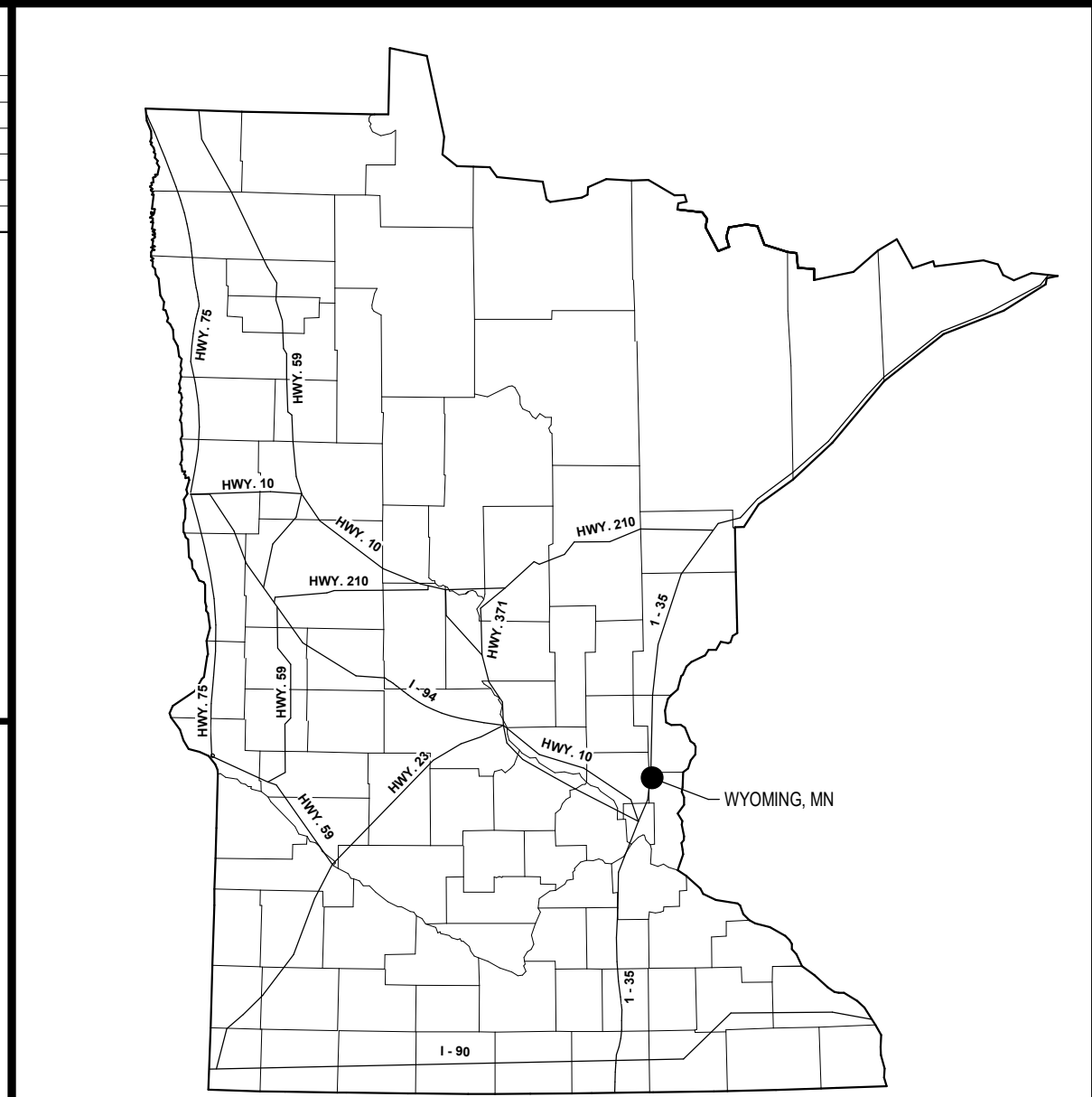
J:\All Safe Global-47\2023-10167\CADD\Civil-LP-2023-10167.dwg Plotted by: Jillian Reiner 9/18/2023 10:13:45 AM © 2023 WIDSETH SMITH NOLTING & ASSOCIATES, INC.



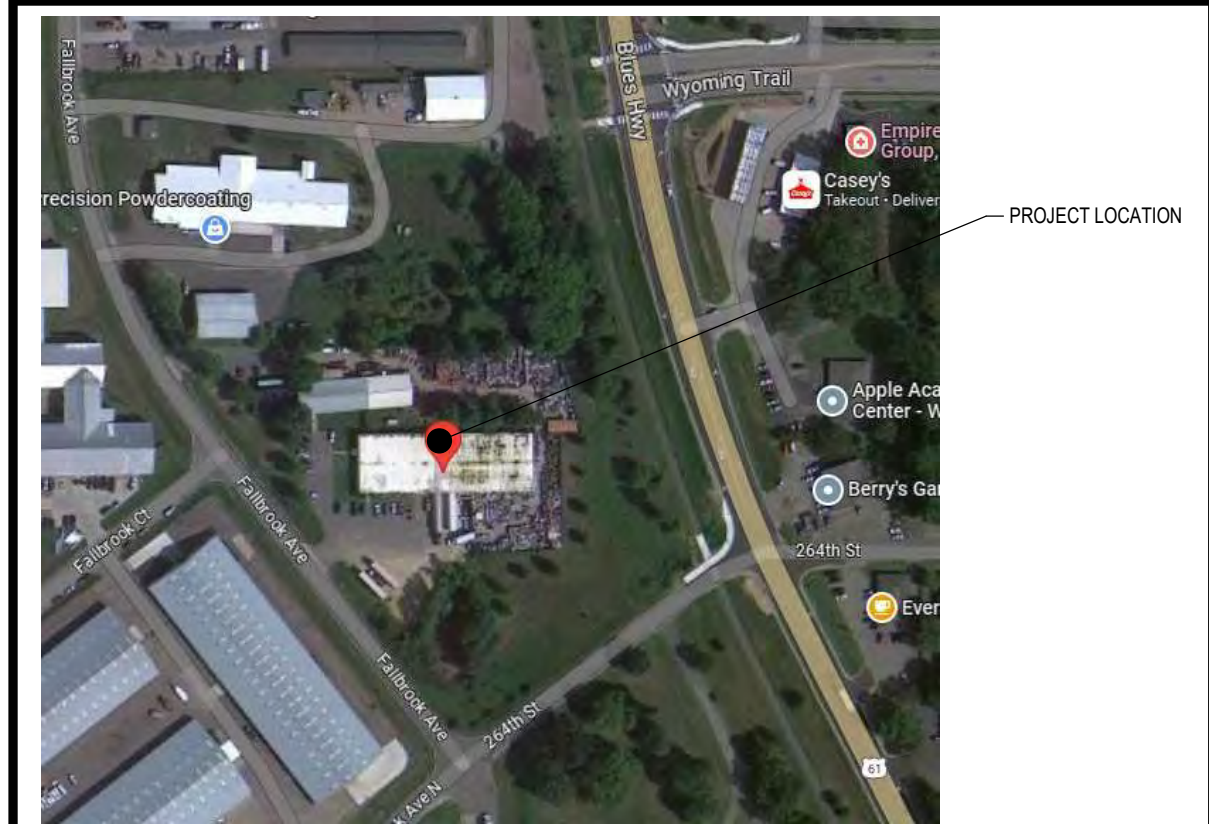
# ALL SAFE GLOBAL - FENCE AND YARD EXPANSION PROJECT

26443 FALLBROOK AVE WYOMING, MN

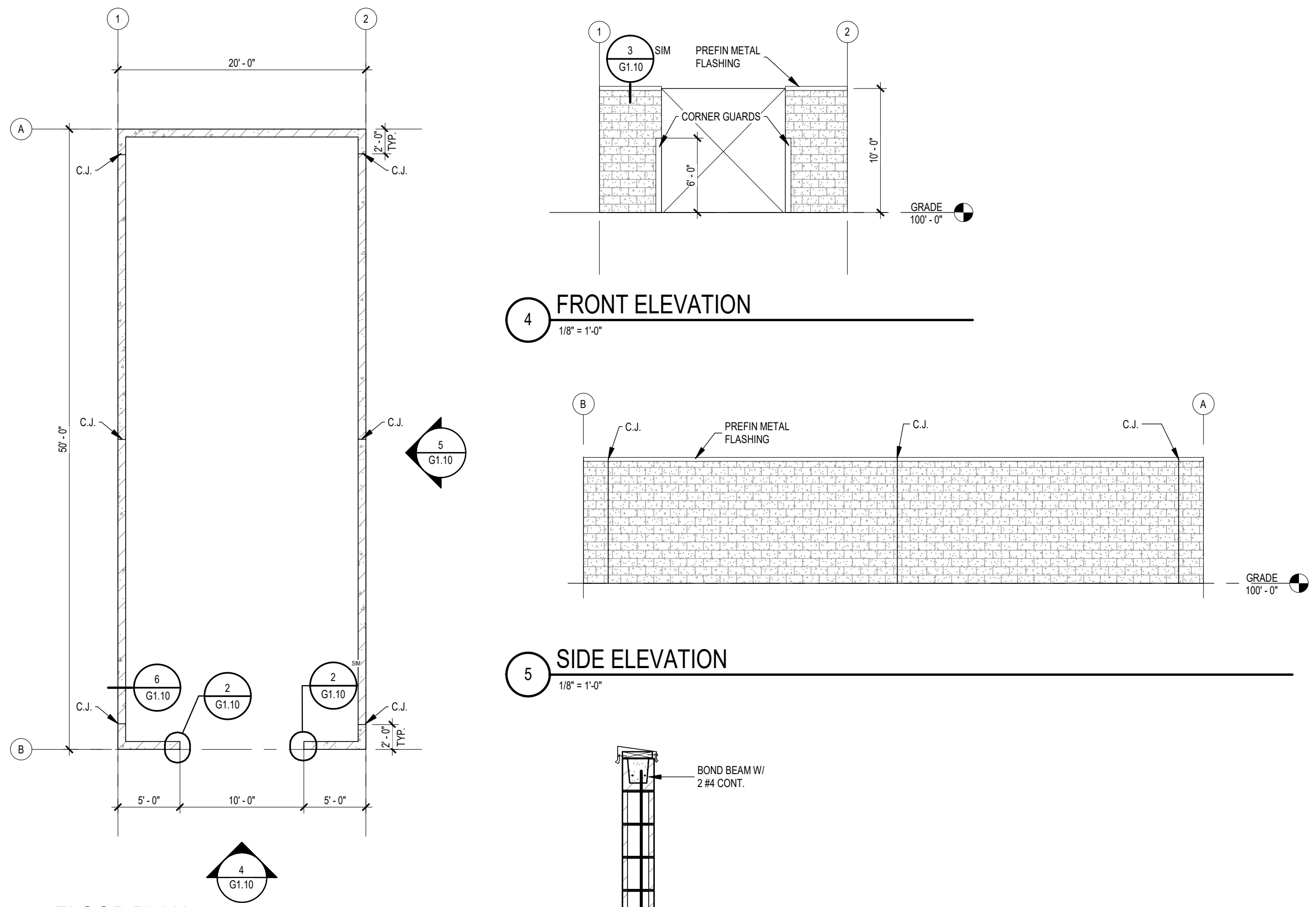
SHEET INDEX	
SHEET #	SHEET NAME
GENERAL	G1.10 TITLE SHEET
CIVIL	FIG 1 OUTDOOR STORAGE PLAN
# OF SHEETS: 2	



STATE MAP



VICINITY MAP



**STRUCTURAL NOTES**

- I. DESIGN DATA:**
- A. BUILDING CODES**
- INTERNATIONAL BUILDING CODE - 2018
  - MINNESOTA BUILDING CODE - 2020
  - AMERICAN CONCRETE INSTITUTE 318-11
  - NOMA SPECIFICATION FOR THE DESIGN & CONSTRUCTION OF LOAD BEARING CONCRETE MASONRY
  - AMERICAN INSTITUTE OF STEEL CONSTRUCTION, 14th EDITION
  - CRSI, MANUAL OF STANDARD PRACTICE
  - PRESTRESSED CONCRETE INSTITUTE (PCI) MNL 116 "MANUAL FOR QUALITY CONTROL FOR PLANTS AND PRODUCTION OF PRECAST CONCRETE PRODUCTS"
- B. DESIGN LOADS**
- |               |                             |         |
|---------------|-----------------------------|---------|
| 1. WIND LOAD: | EXPOSURE                    | C       |
|               | DESIGN WIND SPEED, ULTIMATE | 115 MPH |
|               | RISK CATEGORY               | II      |
- C. SPECIAL INSPECTION**
- OWNER SHALL EMPLOY A SPECIAL INSPECTION AGENCY TO PROVIDE INSPECTION DURING CONSTRUCTION IN ACCORDANCE WITH SECTION 1704 OF THE IBC. SPECIAL INSPECTOR TO PROVIDE FINAL SIGNED REPORT TO OWNER, BUILDING OFFICIAL, AND STRUCTURAL ENGINEER.
- THE FOLLOWING ITEMS REQUIRE SPECIAL INSPECTION:
- MASONRY: PERIODIC INSPECTION PER LEVEL 1.
  - CONCRETE: CONCRETE AND REINFORCEMENT PLACEMENT, CONCRETE STRENGTH, SLUMP, AIR TEST.
- II. SITE WORK:**
- A. SOIL REPORT**
- DESIGN NET SOIL BEARING CAPACITY IS AS FOLLOWS:
 

a. SPREAD FOOTINGS	2000 PSF
b. STRIP FOOTINGS	2000 PSF
  - CONTRACTOR TO HAVE BOTTOM OF EXCAVATION INSPECTED BY SOILS ENGINEER PRIOR TO CASTING FOOTINGS TO VERIFY SOIL BEARING CAPACITY.
  - MINIMUM DEPTH FROM EXTERIOR GRADE TO BOTTOM OF BUILDING PERIMETER FOUNDATION SHALL BE 3'-0" ALL OPEN AIR FOUNDATIONS SHALL HAVE A MINIMUM OF 5'-0" OF FROST PROTECTION.
  - BACKFILL EVENLY ON EACH SIDE OF WALLS IN 8' LIFTS TO A MINIMUM OF 98% OF THE MAXIMUM STANDARD PROCTOR DENSITY.
  - FOOTINGS TO BEAR ON UNDISTURBED, UNFROZEN SOIL. FILL BELOW FOOTINGS SHALL BE PLACED IN 8' LIFTS AND COMPACTED TO A MINIMUM OF 98% OF THE MAXIMUM STANDARD PROCTOR DENSITY.
- III. CONCRETE:**
- A. CONCRETE MATERIAL PROPERTIES**
- | CONCRETE PROPERTIES       | FC PSI    | SLUMP   |
|---------------------------|-----------|---------|
|                           | 28 DAYS   | INCHES  |
| a. FOOTINGS, WALLS        | 3,000 PSI | 3" - 4" |
| b. INTERIOR SLAB ON GRADE | 4,000 PSI | 3" - 4" |
| c. EXTERIOR SLAB ON GRADE | 4,000 PSI | 3" - 4" |
- ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED TO GIVE THE CONCRETE AN AIR CONTENT OF 5% - 8% BY VOLUME.
  - CONCRETE MIX DESIGNS AND SUPPORTIVE DATA MUST BE SUBMITTED FOR APPROVAL ACCORDING TO ACI 318-11, SECTION 5.3. SEE SPECIFICATIONS FOR MORE INFORMATION.
- IV. MASONRY:**
- A. MATERIAL PROPERTIES**
- |   | STRENGTH (PSI) | ASTM   |
|---|----------------|--------|
| 1. HOLLOW MASONRY UNITS                   | 1900           | C90-N1 |
| 2. HOLLOW UNIT MASONRY (ASSEMBLY)         | 1350 fm        |        |
| 3. GROUTED HOLLOW UNIT MASONRY (ASSEMBLY) | 1500 fm        |        |
| 4. MORTAR TYPE S (LOAD BEARING BLOCK)     | 1500 mo        | C270   |
| 5. GROUT                                  | 2000 mo        | C476   |
| 6. REINFORCING BARS                       | 60,000 mo      | A615   |
| 7. COLD DRAWN STEEL WIRE                  | 70,000 mo      | A82    |
- B. GENERAL MASONRY**
- DESIGN IS BASED ON INSPECTED VALUES AS PUBLISHED IN THE "BUILDING CODE REQUIREMENTS FOR CONCRETE MASONRY STRUCTURES" (ACI 530-02/ASCE 5-02)
  - ALL HOLLOW UNIT BLOCK COMPRESSION TEST STRENGTHS REQUIRED TO ACHIEVE THE  $f_m$  STATED ABOVE SHALL BE ACCORDING TO "SPECIFICATIONS FOR MASONRY STRUCTURES" (ACI 530-1-02/ASCE 6-02) BASED ON STRENGTHS BY THE UNIT STRENGTH METHOD SECTION 1.6.
  - MASONRY WALLS SHALL HAVE CONTROL JOINTS AT A MAXIMUM OF 30'-0" UNLESS NOTED OTHERWISE.
  - PROVIDE STANDARD 90° HOOK DOWELS BETWEEN FOUNDATIONS AND WALLS EQUAL TO THE SIZE AND SPACING OF THE VERTICAL REINFORCING UNLESS NOTED OTHERWISE.
  - PROVIDE 9 GA. HORIZONTAL JOINT REINFORCEMENT EVERY COURSE IN STACK BOND WALLS AND EVERY OTHER COURSE IN RUNNING BOND WALLS.
  - REINFORCEMENT SPLICES SHALL BE A MINIMUM OF 48 BAR DIAMETERS FOR TENSION SPLICES AND 30 BAR DIAMETERS FOR COMPRESSION SPLICES. ALL SPLICES SHALL MEET TENSION REQUIREMENTS UNLESS NOTED OTHERWISE.
  - PROVIDE CONTINUOUS BOND BEAM REINFORCEMENT WITH TWO #4 BARS, OR AS NOTED. DISCONTINUE BARS AT CONTROL JOINTS, UNLESS NOTED OTHERWISE.

**GENERAL FLOOR PLAN NOTES:**

- ALL INTERIOR PARTITION WALLS ARE METAL STUDS @ 16" O.C. WITH 5/8" GWB EACH SIDE (U.N.O.)
- DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECTS ATTENTION IMMEDIATELY
- ALL PIPING, CONDUITS, AND RELATED MECHANICAL AND ELECTRICAL ITEMS SHALL BE CONCEALED WITHIN DRYWALL FURRING AS REQUIRED IN FINISHED AREAS WHETHER SHOWN ON DRAWINGS OR NOT (U.N.O.)
- PROVIDE METAL PLATE BACKING AND/OR TREATED WOOD BLOCKING IN WALLS WHERE WALL-MOUNTED EQUIPMENT IS SHOWN ON PLANS OR ELEVATIONS. VERIFY HEIGHT AND LENGTH WITH ACTUAL EQUIPMENT.
- ALL MECHANICAL EQUIPMENT PADS TO BE 4" HIGH U.N.O. LENGTH AND WIDTH OF PADS TO BE VERIFIED BY CONTRACTOR.
- ALL DIMENSIONS ARE CLEAR FROM THE CENTER OF WALL/PARTITION, TO CENTER OF WALL/PARTITION. SEE PARTITION TYPES FOR ACTUAL THICKNESS OF PARTITIONS. MASONRY WALLS ARE DIMENSIONED TO THE NOMINAL FACE.
- ALL EXTERIOR DIMENSIONS ARE TO THE FACE OF STUD. ALL INTERIOR DIMENSIONS ARE TO THE CENTER OF THE WALL (U.N.O.)
- PATCH ALL HOLES IN SURFACES WHERE EQUIPMENT HAS BEEN REMOVED OR DEMOLITION HAS OCCURRED. PREPARED SURFACES AS REQUIRED FOR NEW FINISHES. PATCH TO MATCH ADJACENT SURFACE IF NOT SCHEDULED.
- ALL FLOOR OPENINGS AND DEPRESSIONS IN THE WORK SHALL BE FILLED OR CLOSED U.N.O. WITH MATERIALS TO MATCH ADJACENT SURFACES. FINISHES ARE FIRE RATED.

**DESIGN TEAM:**

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PROJECT NAME: ALL SAFE GLOBAL - FENCE AND YARD EXPANSION PROJECT  
PROJECT ADDRESS: 26443 FALLBROOK AVE WYOMING, MN  
PROJECT #: 2023-10167

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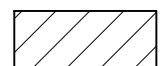

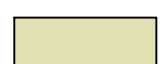
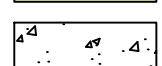
REVISIONS		
#	DESCRIPTION	DATE
HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.		
 KENT ROHRER      2023-07-20      LIC#: 21179		
HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.		
 DIANA J. HLEBICHUK      2023-07-20      LIC#: 44719		
DATE:		2023-07-20
SHEET NO.		G1.10

PERMIT SET

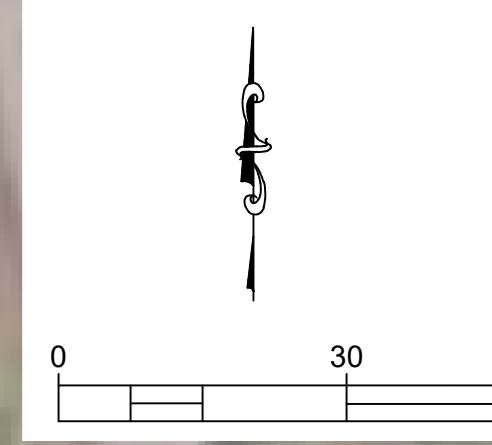
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 26443 FALLBROOK AVE  
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OWNER: MORGAN INDUSTRIES INC & C/O ALL SAFE INC  
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 WYOMING, MN 55092  
 CONTACT: JONATHON PETERSON  
 EMAIL: JPETERSON@ALLSAFE.NET  
 PH: (866) 958-3473

**LEGEND**

-  PROPOSED STORAGE AREA (SEE PLAN FOR DETAILS)
-  PROPOSED OUTDOOR CONTROL AREA (FLAMMABLE STORAGE AREA)
-  PROPOSED FORKLIIFT ACCESS AISLE
-  PROPOSED WALKWAY AISLE

**NOTES**  
 SEE ARCHITECTURAL PLANS FOR OUTDOOR STORAGE AREA STRUCTURE DETAILS.



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DATE:	REVISIONS DESCRIPTION	BY:
SEPTEMBER 2023		
AS SHOWN		
FEB		
CHECKED BY: TMH		
JOB NUMBER: 2023-10167		

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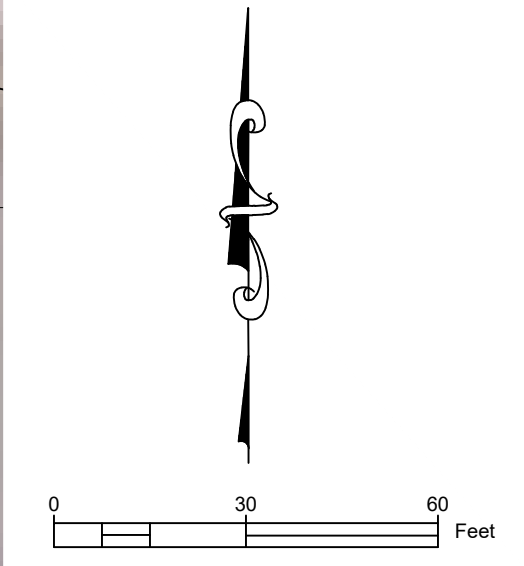
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ALL SAFE GLOBAL - FENCE AND YARD EXPANSION PROJECT  
 26443 FALLBROOK AVE  
 WYOMING, MN  
**OUTDOOR STORAGE PLAN**

SHEET NO.  
**FIG. 1**

**LEGEND**

- DRAINAGE SUBCATCHMENT BOUNDARY
- CONSTRUCTION LIMITS
- ← SURFACE FLOW ARROW



DATE:	SEPTEMBER 2023
SCALE:	AS SHOWN
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DATE	REV	REVISION DESCRIPTION	BY

ALL SAFE GLOBAL - FENCE AND YARD EXPANSION PROJECT  
26443 FALLBROOK AVE  
WYOMING, MN  
DRAINAGE OVERVIEW MAP - EXISTING

SHEET NO.  
**FIG. 1**



## City of Wyoming Ordinance – 2nd Revision

### DIVISION 5. ARCHITECTURAL STANDARDS

#### Definitions:

**Architectural precast concrete panel** is a construction product produced by casting concrete in a reusable mold or "form" which is then cured in a controlled environment, transported to the construction site and maneuvered into place.

**Brick** is a building material typically being rectangular and made of moist clay hardened by heat.

**Burnished concrete block** is concrete blocks polished to expose the natural aggregates in the concrete mix.

**Ceramic tile** a tile made from clay that has been permanently hardened by heat, often having a decorative glaze.

**Copper** is a soft, malleable, and ductile metal used for roof and wall cladding.

**Exterior finish installation system (EIFS)** is a nonload bearing, exterior wall cladding system that consists of an insulation board attached either adhesively or mechanically, or both, to the substrate; an integrally reinforced base coat; and a textured protective finish coat.

**Fiber-cement exterior siding** is a composite material made of cement reinforced with cellulose fibers.

**Formed Metal Panels with exposed fasteners.** An exposed fastener metal panel system is when panels are fastened directly onto the roof deck or exterior wall with screws that penetrate the panels. The screw heads are left visible.

**Glass block** is masonry composed of glass units bonded by mortar.

**Glass curtain wall** a lightweight aluminum-framed facade housing glass or metal panels. These glazing systems don't support the weight of a roof or floor.

**Glazed block** is a concrete masonry unit with a permanent smooth resinous tile facing applied during manufacture. Also called prefaced block.

**Ground face block:** A concrete masonry unit in which the surface is ground to a smooth finish exposing the internal matrix and aggregate of the unit. Also called burnished or honed block.

**Manufactured stone** is made of a concrete mix that is molded and colored to simulate the color and texture of natural stone.

**Masonry stucco** is an exterior finish for masonry or frame walls, usually composed of cement, sand, and hydrated lime mixed with water that will adhere to a surface and preserve the texture imposed on it.

**Metal Siding** is steel or aluminum exterior siding used for decoration and weatherproofing, imitating wood clapboard, batten board, and batten or shakes.

**Natural stone** is naturally occurring granite, marble, limestone, slate, river rock, and other similar hard and durable all-weather stone that is customarily used in exterior construction material.

**Natural wood** is unprocessed and unmixed with other materials (plastics, fibers, glues, etc.) as is the case with plywood or chipboard.

**Opaque panels are...**

**Ornamental metal** is a screening made of various weather resistant iron, metal, or similar materials.

**Pole barn.** Pre-engineered post-frame structures with agricultural grade metal wall and roof panels.

**Scored concrete block** is a block with grooves on the face for aesthetic purposes. For example, the grooves may simulate raked joints.

**Smooth concrete block** is concrete block with a smooth face without ornamentation.

**Smooth concrete tilt-up panels** are concrete panels that are cast in forms on a building's slab and are then lifted into place after curing.

**Split block:** A concrete masonry unit with one or more faces purposely fractured to produce a rough texture for aesthetic purposes. Also called a split-faced or rock-faced block.

**Standing seam metal roofing system** features panels consisting of formed sheet metal with vertical ribs at the panel edges, installed by lapping and interlocking edges of adjacent panels. The panels are attached to the substrate using concealed clips and fasteners.

**Textured or rock face concrete block** is produced by mechanically splitting concrete block resulting in a surface with a very rough texture.

**Vinyl Siding** is plastic exterior siding used for decoration and weatherproofing, imitating wood clapboard, batten board, and batten or shakes.

**Sec. 40 – 450. Scope.**

The requirements contained within this Division shall apply to all nonresidential structures in the Agricultural, Rural Residential I, Rural Residential II, Single-Family Residential, One- and Two-Family Residential, and Manufactured Home Districts, and all structures in the Multiple Family Dwelling, Central Business, Commercial, Industrial, Office and Health Care, or Mixed-Use Districts.

- (1) Architectural Standards for dwellings are contained in Article VII, Division 6.
- (2) These standards shall not apply to farm structures that are allowed as a permitted use in the Agricultural District.

**Sec. 40 – 451. Architectural standards.**

These standards are intended to ensure coordinated design of new and existing building exteriors, including additions and accessory structures, in order to provide visual harmony; enhance the character and appearance of the district that the building is located in; and to aid in improving the overall economic viability of the district. These standards are intended to prevent the use of materials that are unsightly, subject to rapid deterioration or which contribute to depreciation of property values or cause urban blight. It is not the intent of this Division to unduly restrict design freedom when reviewing and approving project architecture in relationship to the proposed land use, site characteristics, and interior building layout. While the City of Wyoming has not established a theme or particular style of architecture that must be adhered to, a general goal of creating a small city atmosphere is desired within the Central Business District.

- (1) Preliminary Meeting with Staff. Any applicant may request a meeting with City staff prior to Planning Commission and City Council review to determine general compliance with the code.
- (2) Architectural plans shall be prepared by an architect or other qualified person (as determined by the Zoning Administrator) and shall show the following:
  - (a) Elevations of all sides of the building.
  - (b) Type and color of exterior building materials.
  - (c) Typical floor plans.
  - (d) Dimensions of all structures.
  - (e) The location of trash containers and of exterior electrical, heating, ventilation, and air conditioning equipment.
  - (f) Utility plans including water, sanitary sewer, and storm sewer.
  - (g) Additional plans deemed necessary by the Zoning Administrator.
- (3) Exterior building materials shall be subject to Planning Commission approval and the following:
  - (a) Commercial structures must provide a cohesive architectural appearance reflecting its functional purpose.
  - (b) Garish or bright accent colors for awnings, trim, banding, walls, entries or any portion of the building shall be minimized, but in no case shall such coloring exceed five percent (5%) of each wall area.
  - (c) The overall architectural character shall have a consistent architectural expression on all sides of the building and be compatible with its surroundings.
  - (d) Windows or simulated windows shall be used on the ground level of any wall parallel to or nearly parallel to a street.
  - (e) All façade treatments shall be maintained so as to not be unsightly in appearance or in a state of disrepair, nor shall harmful health or safety conditions be present for the life of the project.
  - (f) All structures, including parking ramps shall be designed to be architecturally integrated into the overall site and be made of comparable materials and decorative elements.
- (4) **Roofing:**
  - (a) Exposed roof materials shall be similar to, or an architectural equivalent of a high quality asphalt shingle (300# or better), wood shingle, standing seam metal roof, or better.

(5) **Prohibited Exterior Materials:**

- (a) Vinyl Siding.
- (b) Metal Siding.
- (c) Formed Metal Panels with exposed fasteners.
- (d) Pre-engineered post-frame structures with agricultural grade metal wall and roof panels, commonly called "pole barns" are not permitted.

(6) **Exceptions:**

The following exceptions to the exterior building material requirements may apply:

- (a) The use is an essential service as defined by this Division; or
- (b) The applicant shall have the burden of demonstrating that:
  1. The proposed building maintains the quality in design and materials intended by this Division,
  2. The proposed building design and materials are compatible and in harmony with other structures within the district that were constructed after February 2, 1998,
  3. The justification for deviation from the requirements of this section Division shall not be based on economic considerations.

**Sec. 40 - 452. R-6 Medium and High Density Housing District, and all nonresidential structures in the R-1, R-2, R-3, R-4, R-5, and A Districts**

- (1) Acceptable exterior materials are divided into Class 1, Class 2, and Class 3 categories as presented in the table below. Facades facing public right-of-way or a residential district must be composed of at least 65 percent of Class 1 or 2 materials, with Class 1 materials comprising at least 25 percent of the total façade. Side and rear facades not visible from public right-of-way or residential districts may use any combination of Class 1, 2, or 3.

CLASS I	CLASS II	CLASS III
Brick, Natural stone (or similar appearing, high quality manufactured stone), Natural wood, provided that the surfaces are finished for exterior use or the wood is of proven durability for exterior use, such as cedar, redwood or cypress, Glass curtain wall, Copper, Other comparable or superior materials, New materials that meet the intent of the preamble above.	Specialty concrete block such as burnished, textured or rock face, Architecturally precast concrete panels having an exposed aggregate, light sandblast, acid etch, form liner, smooth as cast, tooled, natural stone veneer, brick face and/or cast stone type finish, Masonry stucco, Fiber-cement exterior siding, Other comparable or superior materials, New materials that meet the intent of the preamble above.	Exterior finish installation system (EIFS), Opaque panels, Ornamental metal, Smooth concrete block, Scored concrete block, Smooth concrete tilt-up panels, Glazed block, Glass block, Ceramic Other comparable or superior materials, New materials that meet the intent of the preamble above.

- (2) Buildings may be constructed primarily of one (1) specific Class I material provided that the design fits the purpose of the building and is obviously superior to the general intent of this Division to provide visual interest, variation in detailing, and eliminate long wall sections without windows.
- (3) A distinctly different color of brick may be considered as a second Class I material, however, minor blended color combinations shall not be considered as a separate material.
- (4) Garage doors, window trim, flashing, accent items, and the like, shall not constitute required materials that make up the exterior finish of a building for the purposes of this section.

**Sec. 40 - 453. Central Business District (CBD)**

- (1) Acceptable exterior materials are divided into Class 1, Class 2, and Class 3 categories as presented in the table below. Facades facing public right-of-way or a residential district must be composed of at least 65 percent of Class 1 or 2 materials, with Class 1 materials comprising at least 25 percent of the total façade. Side and rear facades not visible from public right-of-way or residential districts may use any combination of Class 1, 2, or 3.

CLASS I	CLASS II	CLASS III
Brick, Natural stone (or similar appearing, high quality manufactured stone), Natural wood, provided that the surfaces are finished for exterior use or the wood is of proven durability for exterior use, such as cedar, redwood or cypress, Glass curtain wall, Copper, Other comparable or superior materials, New materials that meet the intent of the preamble above.	Specialty concrete block such as burnished, textured or rock face, Architecturally precast concrete panels having an exposed aggregate, light sandblast, acid etch, form liner, smooth as cast, tooled, natural stone veneer, brick face and/or cast stone type finish, Masonry stucco, Fiber-cement exterior siding, Other comparable or superior materials, New materials that meet the intent of the preamble above.	Exterior finish installation system (EIFS), Opaque panels, Ornamental metal, Smooth concrete block, Scored concrete block, Smooth concrete tilt-up panels, Glazed block, Glass block, Ceramic Other comparable or superior materials, New materials that meet the intent of the preamble above.

- (2) Buildings may be constructed primarily of one (1) specific Class I material provided that the design fits the purpose of the building and is obviously superior to the general intent of this Division to provide visual interest, variation in detailing, and eliminate long wall sections without windows.
- (3) A distinctly different color of brick may be considered as a second Class I material, however, minor blended color combinations shall not be considered as a separate material.
- (4) Garage doors, window trim, flashing, accent items, and the like, shall not constitute required materials that make up the exterior finish of a building for the purposes of this section.

**Sec. 40 - 454. Commercial District (C)**

- (1) Acceptable exterior materials are divided into Class 1, Class 2, and Class 3 categories as presented in the table below. Facades facing public right-of-way or residential district must be composed of at least 65 percent of Class 1 or 2 materials, with Class 1 materials comprising at least 25 percent of the total façade. Side and rear facades not visible from public right-of-way or residential districts may use any combination of Class 1, 2, or 3.

CLASS I	CLASS II	CLASS III
Brick, Natural stone (or similar appearing, high quality manufactured stone), Natural wood, provided that the surfaces are finished for exterior use or the wood is of proven durability for exterior use, such as cedar, redwood or cypress, Glass curtain wall, Copper, Other comparable or superior materials, New materials that meet the intent of the preamble above.	Specialty concrete block such as burnished, textured or rock face, Architecturally precast concrete panels having an exposed aggregate, light sandblast, acid etch, form liner, smooth as cast, tooled, natural stone veneer, brick face and/or cast stone type finish, Masonry stucco, Fiber-cement exterior siding, Other comparable or superior materials, New materials that meet the intent of the preamble above.	Exterior finish installation system (EIFS), Opaque panels, Ornamental metal, Smooth concrete block, Scored concrete block, Smooth concrete tilt-up panels, Glazed block, Glass block, Ceramic Other comparable or superior materials, New materials that meet the intent of the preamble above.

- (2) Buildings may be constructed primarily of one (1) specific Class I material provided that the design fits the purpose of the building and is obviously superior to the general intent of this Division to provide visual interest, variation in detailing, and eliminate long wall sections without windows.

- (3) A distinctly different color of brick may be considered as a second Class I material, however, minor blended color combinations shall not be considered as a separate material.
- (4) Garage doors, window trim, flashing, accent items, and the like, shall not constitute required materials that make up the exterior finish of a building for the purposes of this section.

**Sec. 40 - 455. Office and Health Care District (OHC)**

- (1) Acceptable exterior materials are divided into Class 1, Class 2, and Class 3 categories as presented in the table below. Facades facing public right-of-way or a residential district must be composed of at least 65 percent of Class 1 or 2 materials, with Class 1 materials comprising at least 25 percent of the total façade. Side and rear facades not visible from public right-of-way or residential districts may use any combination of Class 1, 2, or 3.

CLASS I	CLASS II	CLASS III
Brick, Natural stone (or similar appearing, high quality manufactured stone), Natural wood, provided that the surfaces are finished for exterior use or the wood is of proven durability for exterior use, such as cedar, redwood or cypress, Glass curtain wall, Copper, Other comparable or superior materials, New materials that meet the intent of the preamble above.	Specialty concrete block such as burnished, textured or rock face, Architecturally precast concrete panels having an exposed aggregate, light sandblast, acid etch, form liner, smooth as cast, tooled, natural stone veneer, brick face and/or cast stone type finish, Masonry stucco, Fiber-cement exterior siding, Other comparable or superior materials, New materials that meet the intent of the preamble above.	Exterior finish installation system (EIFS), Opaque panels, Ornamental metal, Smooth concrete block, Scored concrete block, Smooth concrete tilt-up panels, Glazed block, Glass block, Ceramic Other comparable or superior materials, New materials that meet the intent of the preamble above.

- (2) Buildings may be constructed primarily of one (1) specific Class I material provided that the design fits the purpose of the building and is obviously superior to the general intent of this Division to provide visual interest, variation in detailing, and eliminate long wall sections without windows.
- (3) A distinctly different color of brick may be considered as a second Class I material, however, minor blended color combinations shall not be considered as a separate material.
- (4) Garage doors, window trim, flashing, accent items, and the like, shall not constitute required materials that make up the exterior finish of a building for the purposes of this section.

**Sec. 40 - 456. Mixed Use District (MXD)**

- (1) Acceptable exterior materials are divided into Class 1, Class 2, and Class 3 categories as presented in the table below. Facades facing public right-of-way or a residential district must be composed of at least 65 percent of Class 1 or 2 materials, with Class 1 materials comprising at least 25 percent of the total façade. Side and rear facades not visible from public right-of-way or residential districts may use any combination of Class 1, 2, or 3.

CLASS I	CLASS II	CLASS III
Brick, Natural stone (or similar appearing, high quality manufactured stone), Natural wood, provided that the surfaces are finished for exterior use or the wood is of proven durability for exterior use, such as cedar, redwood or cypress, Glass curtain wall, Copper, Other comparable or superior materials, New materials that meet the intent of the preamble above.	Specialty concrete block such as burnished, textured or rock face, Architecturally precast concrete panels having an exposed aggregate, light sandblast, acid etch, form liner, smooth as cast, tooled, natural stone veneer, brick face and/or cast stone type finish, Masonry stucco, Fiber-cement exterior siding, Other comparable or superior materials, New materials that meet the intent of the preamble above.	Exterior finish installation system (EIFS), Opaque panels, Ornamental metal, Smooth concrete block, Scored concrete block, Smooth concrete tilt-up panels, Glazed block, Glass block, Ceramic Other comparable or superior materials, New materials that meet the intent of the preamble above.

- (2) Buildings may be constructed primarily of one (1) specific Class I material provided that the design fits the purpose of the building and is obviously superior to the general intent of this Division to provide visual interest, variation in detailing, and eliminate long wall sections without windows.
- (3) A distinctly different color of brick may be considered as a second Class I material, however, minor blended color combinations shall not be considered as a separate material.
- (4) Garage doors, window trim, flashing, accent items, and the like, shall not constitute required materials that make up the exterior finish of a building for the purposes of this section.

**Sec. 40 - 457. Industrial District (I)**

- (1) Acceptable exterior materials are divided into Class 1, Class 2, and Class 3 categories as presented in the table below. Facades facing public right-of-way or a residential district must be composed of at least 65 percent of Class 1 or 2 materials, with Class 1 materials comprising at least 25 percent of the total façade. Side and rear facades not visible from public right-of-way or residential districts may use any combination of Class 1, 2, or 3.

CLASS I	CLASS II	CLASS III
Brick, Natural stone (or similar appearing, high quality manufactured stone), Natural wood, provided that the surfaces are finished for exterior use or the wood is of proven durability for exterior use, such as cedar, redwood or cypress, Glass curtain wall, Copper, Other comparable or superior materials, New materials that meet the intent of the preamble above.	Specialty concrete block such as burnished, textured or rock face, Architecturally precast concrete panels having an exposed aggregate, light sandblast, acid etch, form liner, smooth as cast, tooled, natural stone veneer, brick face and/or cast stone type finish, Masonry stucco, Fiber-cement exterior siding, Other comparable or superior materials, New materials that meet the intent of the preamble above.	Exterior finish installation system (EIFS), Opaque panels, Ornamental metal, Smooth concrete block, Scored concrete block, Smooth concrete tilt-up panels, Glazed block, Glass block, Ceramic Other comparable or superior materials, New materials that meet the intent of the preamble above.

- (2) Buildings may be constructed primarily of one (1) specific Class I material provided that the design fits the purpose of the building and is obviously superior to the general intent of this Division to provide visual interest, variation in detailing, and eliminate long wall sections without windows.

- (3) A distinctly different color of brick may be considered as a second Class I material, however, minor blended color combinations shall not be considered as a separate material.
- (4) Garage doors, window trim, flashing, accent items, and the like, shall not constitute required materials that make up the exterior finish of a building for the purposes of this section.
- (5) Buildings in the Industrial District must have the lower seventy-five percent (75%) of all exterior wall surfaces be at least one or a combination of Class I, II, or III materials. The remaining twenty-five percent (25%) of the building may be any material subject to final approval by the Planning Commission and City Council.

**Sec. 40 - 458. Additions and Repairs to Existing Buildings**

- (1) Nonconforming buildings existing as of February 2, 1998 and allowed under Article VII, Division 22, shall not be prohibited by this Division; however, additions to or enlargements of such structures or repairs or restorations for damage or destruction of the structure as described in Sec. 40 – 651, (5) shall be done in compliance with this Division.
- (2) All subsequent additions and accessory buildings constructed after the erection of the original building or buildings shall be reviewed by the Planning Commission.

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