

**APPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
DECEMBER 12, 2023
7:00PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for December 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, City Planner Kim Lindquist, and Council Liaison Lisa Iverson

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 November 14, 2023**

A MOTION WAS MADE BY COMMISSIONER NAUMANN, SECONDED BY COMMISSIONER HOLL, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR NOVEMBER 14, 2023, AS SUBMITTED.

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

SCHEDULED PUBLIC HEARINGS: NONE

NEW BUSINESS - NONE

OLD 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 and 21.00231.00**

Chair Lobermeier noted that the Commission had already seen this request, but his understanding is that the plans had been changed so the City Council had sent it back to the Commission. He asked about Commission requirements in this situation.

Zoning Administrator Weck explained that the Commission should review what has been submitted and make another recommendation to the City Council.

Chair Lobermeier asked for an explanation of it being tabled by staff and the Council seeing it on December 5, 2023.

Zoning Administrator Weck explained that it was mostly tabled to allow the applicant time to complete their drawings.

Chair Lobermeier stated that his understanding of why this was now back before the Commission was that when the Council saw it they were not the same plans that the Commission had considered, so they wanted it to come back before the Commission with the most recent plans.

City Planner Lindquist reminded the Commission that they are considering all 4 parcels as one parcel for this request. She stated that this request was for exterior storage expansion to the south and east, with fencing planned around the entire expansion area, with some cement fencing for safety purposes. She stated that there is to be no storage above the fence line and that the expansion is what is shown in the plans only. She stated that since the last Commission meeting, staff had requested some modifications so the Council understood clearly, for example, the bump outs and changes in the landscaping. She reviewed the new landscape plans, location for trees, filtration buffer, and fence height, and bump outs added to the fencing, she noted that since the initial meeting the applicant has indicated that they need a portion of the space for truck maneuvering and truck staging and had asked if they could have a semi-truck parked there. She stated that following discussion with the applicant, staff understands their maneuvering needs but does not want to see any staging or storage on Fallbrook. She stated that the compromise in front of the Commission for consideration tonight is that the entire triangular space be paved, but that there be a prohibition of any storage in this location. She noted that staff would also like to see some sort of curbing so there is an edge that is delineated for the trucks. She explained that another issue that was discussed was the fence height and whether the higher height would encourage more material to be stored on the site rather than have it removed. She stated that the applicant feels that about 80% of the exterior area is utilized and they plan to remove an additional 20%. She stated that she feels it is a sort of goodwill effort by the applicant because they know the City is interested in having the material moved out at a faster rate. She reviewed some of the additional landscaping plans, grading, and stormwater plans, and noted that the applicant has also proposed to add 5 additional parking stalls to the west side of the building which staff felt was reasonable. She explained that staff is recommending approval subject to the 16 conditions included in the staff report.

Commissioner Iverson asked about the bump outs and confirmed with City Planner Lindquist that the intent was for them to be along Forest Boulevard. He stated that the intent is for the applicant to reduce inventory and bring it below or at the fence line, and asked what the remedy would be if it crept back up again.

Zoning Administrator Weck explained that the City can go back and look at their CUP and let them know that they need to make things right or the City will hold a public hearing regarding revocation of the CUP.

Commissioner West asked if there was a way for the City to limit the material storage up to a certain height, for example 6 or 7 feet.

Zoning Administrator Weck stated that the condition, as it is written now, is for it to be below the fence.

Commissioner West stated that the term 'bump outs' have been used, but she thinks a more accurate description would be 'bump ins' along the fencing.

Chair Lobermeier referenced a photo of what the applicant was proposing.

Commissioner Holl stated that he would support this application, as long as they reduce the inventory on site.

Chair Lobermeier stated that he likes the idea of a condition directed at reducing inventory. He asked

how long the CUP would run and if there would be an end date.

Zoning Administrator Weck stated that a CUP runs with the property.

Chair Lobermeier referenced the landscaping plans and noted that they appear to show a lot of pavement as 'existing' which he wasn't sure was accurate.

Frank Brodeen, Widseth Architects, outlined the existing aggregate surface and noted that it was mislabeled on some of the plans. He also reviewed the existing bituminous and concrete areas as well as their proposed plans.

Chair Lobermeier stated that it appears as though the impervious percentages will be increased with their proposal but noted that was not addressed within the staff report.

Zoning Administrator Weck stated that they need to be less than 75% and with their proposal would be at 51%.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER HOLL, TO RECOMMEND APPROVAL OF THE SITE PLAN SP-23-003 LOCATED AT 26443 FALLBROOK AVENUE FOR ALL SAFE GLOBAL (APPLICANT) FOR PROPERTY ID NUMBERS: 21.00054.00 AND 21.00231.00, SUBJECT TO THE 16 CONDITIONS AS OUTLINED IN THE STAFF REPORT.

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

MOTION BY COMMISSIONER NAUMANN, SECONDED BY COMMISSIONER IVERSON, TO RECOMMEND APPROVAL OF CONDITIONAL USE PERMIT C-23-002 FOR SP-23-003 LOCATED AT 26443 FALLBROOK AVENUE FOR ALL SAFE GLOBAL (APPLICANT) FOR PROPERTY ID NUMBERS: 21.00054.00 AND 21.00231.00, SUBJECT TO THE 16 CONDITIONS AS OUTLINED IN THE STAFF REPORT.

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

Chair Lobermeier noted that this would come before the Council at their December 19, 2023 meeting.

COMMUNICATIONS:

Zoning Administrator Weck reminded the Commission that there would be not a meeting on December 26, 2023.

UPDATES:

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO ADJOURN THE DECEMBER 12, 2023 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:25 PM.

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