

**AGENDA
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
FEBRUARY 28, 2024
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 January 9, 2024.**

SCHEDULED PUBLIC HEARINGS:

- 2. Interim Conditional Use Permit for a Home Occupation: ICUP-24-01**
Location: 24963 Fallbrook Avenue
Applicant: Talbot & Jayne Gravelle
Property ID Number: 21.10610.31
- 3. Variance: V-24-01 Architectural Standards**
Location: 5201 260th Street
Applicant: Emily Ness of ISG
Owner: Rosenbauer Minnesota LLC
Property ID Number: 21.00468.32

NEW BUSINESS:

- 4. Planning Commission 2024 Goals**

OLD BUSINESS:

COMMUNICATIONS:

UPDATES:

ADJOURN

UPCOMING:

**UNAPPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
JANUARY 9, 2024
7:00PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for January 9, 2024 to order at 7:00 PM and explained that Commissioner Naumann had resigned.

CALL OF ROLL:

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

ABSENT: Commissioner Mark Holl and Michael Naumann (resigned)

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 December 12, 2023

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR DECEMBER 12, 2023, AS SUBMITTED.

<i>Voting Aye:</i>	<i>West, Iverson, and Lobermeier</i>
<i>Voting Nay:</i>	<i>None</i>
<i>Abstain:</i>	<i>None</i>
<i>Absent:</i>	<i>Holl</i>

PLANNING COMMISSION REORGANIZATION:

2. Appoint Planning Commission Officers and Meeting Date Changes

Chair

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO APPOINT MARK LOBERMEIER TO SERVE AS CHAIR.

<i>Voting Aye:</i>	<i>West, Iverson, and Lobermeier</i>
<i>Voting Nay:</i>	<i>None</i>

Abstain: *None*
Absent: *Holl*
Vice-Chair

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER IVERSON, TO APPOINT KATIE WEST TO SERVE AS VICE-CHAIR.

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

Joint Park Planning Board

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER WEST, TO APPOINT KATIE WEST AND DAN IVERSON TO SERVE ON THE JOINT PARK PLANNING BOARD.

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

Meeting Rescheduling: February 27, 2024; August 13, 2024; and December 24, 2024

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO RESCHEDULE THE FEBRUARY 27, 2024 MEETING TO FEBRUARY 28, 2024; THE AUGUST 13, 2024 MEETING TO AUGUST 14, 2024; AND TO CANCEL THE DECEMBER 24, 2024 MEETING AS SCHEDULED.

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

SCHEDULED PUBLIC HEARINGS: NONE

NEW BUSINESS

3. Final Plat: D-23-004 Katie's Glen

Location: Goodview Avenue between 255th and 258th Streets

Applicant: Dahlquist Land Holdings, LLC

Property ID Number: 21.10140.00

City Planner Lindquist reviewed the Final Plat for Katie's Glen and noted that the previous Preliminary Plat was approved by the Council about a year ago. She explained that with the Final Plat the main charge for the Commission is to check that the Preliminary Plat is in substantial compliance with the Final Plat. She clarified that they were not really in the position to re-adjudicate the issues that may have come up in previous discussions. She explained that the Final Plat looks very much like the Preliminary Plat, but noted that it appeared as though the house pads may be slightly smaller than the initial plans had illustrated. She stated that this is a

new builder and they have now decided on a new building pad. She explained that the new builder is aware that the City would like them to save as many trees as possible, so they have added a condition that requires the property owner to stake the erosion control and silt bed. She stated that the City and the applicant can then go out and walk the site and make any adjustments possible in order to preserve additional trees that may be close to this line and will not hamper the grading plan. She reviewed details of the proposed layout, roadway, and trail connection. She explained that staff was hopeful that there may be a way to tighten up some of the contours, especially on the eastern edge and do some more tree preservation. Staff is recommending approval subject to the 11 conditions included in the staff report.

Commissioner Iverson asked about the change in the silt line and asked for clarification of where that was depicted on the diagram.

City Planner Lindquist explained that the applicant will stake out the silt fence and then that line in is where they will remove all the trees.

Commissioner Iverson asked if the line had been moved inward.

City Planner Lindquist clarified that it had not been moved yet and reiterated that plan was to stake the line and then walk it with the City to see if there may be modifications made so that additional trees that could be saved.

Commissioner West asked about the walking path and noted that it almost appears to be in someone's backyard of Lot #4 and asked if it connected to Goodview behind the properties. She explained that she did not want the trail to just end in someone's backyard.

A representative for Dahlquist Land Holdings, explained that was more of a maintenance access for the pond and noted that they want to make this a beautiful property for the City. He stated that he was a tree lover and had no problem working around every possible tree they can.

Chair Lobermeier asked if there were landscape plans or screening along the south property line.

The Dahlquist representative explained that there were trees there that could be saved.

Chair Lobermeier asked if there were any additional plantings planned in this area beyond what was already there.

Mayor Iverson explained that there was a lot of angst about those trees being gone and what that will mean to the wildlife in the area.

Zoning Administrator Weck displayed the landscape plans.

Chair Lobermeier explained that the plans had answered his questions because they show a fair amount of landscape plantings along the perimeter.

Commissioner Iverson referenced Block 2, Lot #9 on the north end of the project and suggested that they also add some additional screening in that area because it is in close proximity to another home.

Chair Lobermeier stated that along the south property line there is kind of a low spot that is graded between Lot #6 and Lot #7. He noted that he just wanted to make sure that there would not be any water going to the properties to the south.

Zoning Administrator Weck explained that he believed the diagram shows the arrow going towards Goodwin Lane.

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER IVERSON, TO RECOMMEND APPROVAL OF FINAL PLAT: D-23-004 KATIE'S GLEN,

LOCATED AT GOODVIEW AVENUE BETWEEN 255TH AND 258TH STREETS FOR APPLICANT - DAHLQUIST LAND HOLDINGS, LLC, PROPERTY ID NUMBER - 21.10140.00, SUBJECT TO THE 11 CONDITIONS OUTLINED IN THE STAFF REPORT.

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

OLD BUSINESS:

COMMUNICATIONS:

4. Chisago County Collaborative Initiative (CCCI)

Zoning Administrator Weck stated that he had sent out an invitation to the Commission for the Chisago County Collaborative Initiative meeting and noted that he feels it may be a good place to get some ideas of what they are trying to do.

Chair Lobermeier stated for the next agenda, he would like to add an agenda item for the next meeting about goals and what the Planning Commission would like to accomplish in 2024. He asked Mayor Iverson to let them know anything that the Council would like them to include on their list.

UPDATES:

All Safe Global CUP Amendment and Site Plan Review were approved by the City Council.

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO ADJOURN THE JANUARY 9, 2024 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:26 PM.

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

**CITY OF WYOMING
PLANNING AND ZONING**

TO:	Planning Commission
DATE:	2/28/2024
FROM:	Kim Lindquist, City Planner Fred Weck, Zoning Administrator
RE:	ICUP Home Occupation
APPLICANT:	Talbot Gravelle
PROPERTY OWNER:	Talbot Gravelle, Jayne Gravelle
PROPERTY:	24963 Fallbrook Avenue 21.10610.31
FILE NO.:	ICUP-24-01

OVERVIEW

The applicant is requesting approval of an Interim Conditional Use Permit to allow a home occupation at 24963 Fallbrook Ave. The residential property is developed with a principal structure and detached accessory structure. The property is zoned Rural Residential II (R2) which is consistent with the lots to south, east, and west of the site. Properties to the north are Rural Residential I (R1). The site is 8 acres and is guided for Semi-Rural Neighborhood.

The applicant and site owner, Talbot (Tal) Gravelle is a semi-retired baseball instructor from Forest Lake High School. Gravelle previously hosted a website (www.nmlbaseball.com) to promote and organize baseball classes. The website is in the process of being shut down as his prior organization, the North Metro Lakers and Gravelle Baseball are no longer in existence. Gravelle has recently been using the accessory structure as an indoor baseball training facility. The city was made aware of the business use and requested the owner apply for a home occupation permit.

Moving forward, the applicant seeks an Interim Conditional Use Permit to use his accessory structure – which was built in 2015 with city approval – as a space for business operations. The applicant anticipates all home occupation uses would occur inside the building for approximately 20 hours a week. The applicant states that there will be no more than four cars in the parking lot with five students in the accessory structure at one time. The accessory structure does not have a water/sewer hookup. There is a portable toilet located outside and adjacent to the accessory structure. The applicant has asked that the Interim Conditional Use Permit be valid until April 1, 2027.

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. Staff

recommends approval of an Interim Conditional Use Permit to allow a home occupation based upon the findings of fact and subject to the following 7 conditions:

1. Conduct of the home occupation does not require alterations to the exterior of the residence which substantially alters the appearance of the dwelling as a residence.
2. Only those persons residing in the home and one other person are employed on the site or report to the site on any one day.
3. Signage consists of no more than one (1) single or double-faced sign with a maximum area of nine (9) square feet per side in the R-1, R-2, R-3, R-4, R-5, R-6 and MXD (residential uses) Districts.
4. No outdoor storage or display of goods is permitted.
5. Any additional need for parking generated by the home occupation shall be met by off-street parking. The designated parking area shall be limited to three (3) spaces.
6. As the occupation is teaching, classes shall not exceed ten (10) students at any one time.
7. The existing accessory structure may be utilized in conjunction with the home occupation.
8. The portable toilet shall be located on site so it is not visible from the public right of way or adjoining neighbors. Screening may be required. Maintenance and proper disposal are required on a regular basis.
9. The ICUP permit shall be valid until one of the following, whichever occurs first:
 - April 1, 2027 or
 - Until the property is sold or
 - Until the property owner vacates the premises.

STAFF REVIEW

General Comprehensive Plan and Zoning Review

The subject property is zoned R2- Rural Residential II with the entirety of the property in shoreland management overlay district. The property is guided as Semi-Rural Neighborhood in the City of Wyoming's Comprehensive Plan. The zoning and surrounding uses are as follows:

North – R1; Rural Residential I; Semi-Rural Neighborhood
South – R2; Rural Residential II; Semi-Rural Neighborhood
East – R2; Rural Residential II; Semi-Rural Neighborhood
West – R2; Rural Residential II; Semi-Rural Neighborhood

Existing Site

The approximate 2-acre site contains two structures; a single-family residence with an attached garage and one accessory structure approximately 1,986 square feet. The front driveway connected to the principal structure provides direct access to Fallbrook Avenue. The accessory structure is located south of the principal structure.

Permitted uses in the Rural Residential II district focus on single family residential structures with some ancillary uses such as a daycare or horsekeeping. Section 40-193

allows a home occupation by interim conditional use permit that may “...require additional parking, an accessory building, or an attached garage, or generate a noticeable increase in traffic and which are in accordance with Article VII, Division 13.”

The city is aware of a baseball practice center currently operating from the accessory structure. The applicant indicated that the business use is only conducted by himself. He states in the application that at any one time there will be a maximum of five players in the accessory structure and up to four cars in the parking lot. The applicant is allowed to have up to ten students at any one time, however, the ordinance allows up to three parking spaces for the home occupation.

City staff had received complaints about the portable toilet outside of the accessory structure. The applicant should evaluate its placement, so it is not visible from the public right of way or adjoining residents. Screening or relocation may be required.

INTERIM 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 an ICUP. Granting of an Interim Conditional Use Permit is required for approval of a Home Occupation in the R-2 zoning district. These standards are as follows:

1. The use is in conformity with the Comprehensive Plan and development policies of the City.

A home occupation is allowed in the Rural Residential II zoning district and would be in conformity with the Comprehensive Plan. This standard has been met.

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 use will not create an excessive demand on existing parks, schools, streets and other public facilities and utilities. 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 proposal will maintain its residential character. The standard has been met.

4. The structure and site will have an appearance that will not have an adverse effect upon adjacent properties.

As proposed activity will occur solely in the existing structure, the site appearance should not be altered. This standard has been met.

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 use is consistent with the zoning ordinance intent for home occupations in the Rural Residential II zoning district. 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.

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 home occupation standards and conditions of approval for the interim conditional use permit, which will mean the site is consistent with the existing and intended character of the Rural Residential II zoning district. This standard has been met.

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 applicant has indicated that trips associated with this home occupation will be due to the arrival and departure of clients (baseball players) for use of the indoor training facility. The applicant states that the building will only be used approximately 20 hours per week. The home occupation performance standards only allow up to three parking spaces. Compliance with the 3-parking stall standard is a condition of approval.

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.

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.

Compliance with the conditions, and applicable ordinance will ensure that this standard can be 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.

Compliance with the conditions, and applicable ordinance will ensure that this standard can be met.

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

This standard has been met.

13. The use will cause minimal adverse environmental effects.

The home occupation activity will all be enclosed indoors which should reduce any potential adverse environmental effects. This standard has been met.

In addition, the following factors must be considered for Interim Use Permits:

- 1) Whether the use conforms to the zoning regulation;
The use conforms to the zoning regulation with the issuance of this permit.
- 2) Whether a date or event for the termination of the use can be identified with certainty.

The applicant requests the permit be valid until April 1, 2027. Staff also recommends that the use terminate upon the sale of the property, or when the applicant vacates the property. The applicant may reapply for a new IUP should they wish to continue operation past April 1, 2027.

- 3) Whether the permission of the use will impose additional costs on the public if it is necessary for the public to take the property in the future;
This standard is met – There should be no additional cost to the public.

- 4) Whether the landowner will agree to the conditions that the City Council deems appropriate for permission of the use.
This is to be determined.

Next Steps

The City Council will review the Planning Commission's Interim Conditional Use review recommendation at the next regularly scheduled meeting on Wednesday March 6, 2024.



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

LAND USE APPLICATION: INTERIM USE PERMIT FOR A HOME OCCUPATION

An Interim Use Permit application requests a conditional 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.

Applicant(s)/Owner(s):

Name(s) Talbot Gravelle, Jayne Gravelle

Address 24963 Fallbrook Ave

City Forest Lake

State MN

Zip 55025

Phone Number 612-516-4336

Email talgravelle@outlook.com

Legal description of property: Lot - 11 Block - 2 Subdivision: Bayview Estates - 2nd add

Property Identification Number: R.21

Present zoning of property: R 2

Present use of property: Residence

Proposed Home Occupation: Baseball Practice Facility

On what date, or upon what event, would the applicant desire the interim use to expire? 04 / 01 / 2027

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

1. A detailed site plan showing the following information from Sec. 40 - 111, 5, (a - k):
 - a. Site plan drawn at scale showing parcel and building dimensions and their square footages
 - b. Curb cuts, driveways, access roads, parking spaces and off-street loading areas
 - c. Type of business or activity and proposed number of employees
 - d. Proposed floor plan of any building and use indicated
 - e. A location map showing the general location of the proposed use within the City and showing all principal land uses within 250 feet of the parcel for which application is being made
 - f. Any other information deemed necessary by the Zoning Administrator or Planning Commission
2. A letter explaining the proposed home occupation and how it will be operated
3. A completed Home Occupation Worksheet
4. A completed Conditional / Interim Use Permit Worksheet
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
7. An application for a property in a Shoreland District must include a valid Septic System Certificate of Compliance

Applicant(s) Signature(s) Tal Gravelle

Date 01-30-2024

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 # 1-24-001

Date Complete Application Received 1 / 30 / 24

Fee: \$220.00 + Escrow \$750.00

Revised 01/24/23

Date Application Received 1 / 30 / 24

60 Days 3 / 30 / 24

Date Paid 1 / 30 / 24

By: [Signature]

Official

Check # 107

January 30th, 2024

City of Wyoming
PO box 188
26885 Forest Blvd.
Wyoming, MN. 55025

RE: North Metro Lakers and Gravelle Baseball Facility

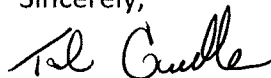
City Officials,

I received your packet of information in the mail on January 27th. I have reviewed and I'm responding to your requests. **The "North Metro Lakers" and Gravelle Baseball are no longer in existence going forward.** We are in the process of shutting down the web site (www.nmlbaseball.com) and it presently offers no information about any services being offered. No classes are being offered. The North Metro Lakers was a baseball Club designed to help players improve their skills in the fall and winter. The facility was used to practice these skills.

The purpose of the building going forward is to provide a place for local youth to practice baseball in the off season (November – March). I am the former head High School coach at Forest Lake High School (retired 3 years ago). My intent is to provide a space for our youth to stay active and enjoy the sport of baseball during the winter months. The impact on traffic is minimal. Based on the size of the building, I never allow more than 4 players in the building at one time. That means there are never more than 4 cars parking at the building. I have more than enough spaces in the driveway of the building (included). There are up to 10 spaces available. The only time I would have parking in the street is Wednesday night. I have 10 friends over to play cribbage. I have asked them not to park in the street anymore.

The building was built and approved in 2015 (included). It does not have any water/sewer hookup. I provide a portable toilet for the players to use if needed while practicing. I have service records if needed. There are no employees. All equipment and storage are kept inside the building. I would be glad to speak to the committee to answer any questions regarding the facility.

Sincerely,



Tal Gravelle
612-516-4336

tal@wylakepark.com

HOME OCCUPATION WORKSHEET

Applicant: Tal Gravelle

Address: 24863 Fallbrook Ave. Forest Lake, MN. 55025

Type of Business: Baseball Practice Facility

Business name: None - (formerly North Metro Lakers)

Answer the following questions based on the standards contained in Article VII, Division 13, of the City of Wyoming Zoning Ordinance for home occupations. If needed, use a separate page. **All questions must be answered.**

Sec. 40 – 543, Performance Standards; Items 1-10. **All home occupations shall conform to the following standards:**

1. Conduct of the home occupation does not require alterations to the exterior of the residence which substantially alters the appearance of the dwelling as a residence.

Are any alterations to the exterior of the home proposed? ☐ Yes ☒ No

If yes, what is proposed? _____

2. Only those persons residing in the home and one other person may be employed on the site or report to the site on any one day.

How many employees will the business have? 1

3. Signage consists of no more than one (1) single or double-faced sign with a maximum area of nine (9) square feet per side in the R1, R2, R3, R4, R5, R6 and MXD (residential uses) Districts and sixteen (16) square feet per side in the Agricultural (A) District.

Are any signs proposed for the business? ☐ Yes ☒ No

Has a sign permit been applied for? ☐ Yes ☒ No

4. No outdoor display of goods.

Will any goods be displayed outdoors? ☐ Yes ☒ No

5. Any additional need for parking generated by the home occupation shall be met by off-street parking. Said parking area shall be limited to three (3) spaces.

Will there be any off-street parking? ☐ Yes ☒ No (If yes, show the location of parking on the site plan)

6. Should the occupation be teaching, classes shall not exceed ten (10) students at any one time.

Is the business teaching? ☐ Yes ☒ No If yes, how many students per class? _____

7. Should the home occupation be repair, the items repaired shall be of a size or nature that repair can occur within the home, or an accessory structure to the principal use as allowed by this Ordinance.

Is the business repair? ☐ Yes ☒ No If yes, where will the items be repaired? _____

8. No outside storage is permitted.

Where will items be stored? inside Building

9. An accessory structure may be utilized in conjunction with the home occupation only for the purpose of holding equipment used off the site, repair (as conditionally permitted pursuant to Sec. 40 – 543, 7), and/or for the storage of goods or articles produced or used by the occupant of the principle structure.

Will an accessory building be used for the business? ☐ Yes ☒ No

If yes, what will the building be used for? _____

10. The home occupation shall not generate sewage of a nature or type that cannot be treated by a standard onsite sewage system, or the municipal sewer system, or hazardous wastes without an approved plan for offsite disposal.

Will the business generate sewage that cannot be treated? ☐ Yes ☒ No (If yes, attach plan for offsite disposal)

Will hazardous wastes be generated? ☐ Yes ☒ No (If yes, attach plan for offsite disposal)

Application # _____

Revised 01/24/23

CONDITIONAL & INTERIM USE PERMIT WORKSHEET

Applicant: Tal Gravelle

Address: 24963 Fallbrook Ave, Forest Lake, MN. 55025

Type of Business: Baseball Practice Facility

Business name: None - formerly North Metro Lakers

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: There will not be more than 6 people and 4 cars at a time
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: Building matches house and is well kept.
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: No more than 4 cars in parking lot. Building used 20 hours per week
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: Building was built & approved 8 years ago and nothing has changed
14. Will the proposed use cause adverse environmental effects?
☐ Yes ☒ No Explain: _____

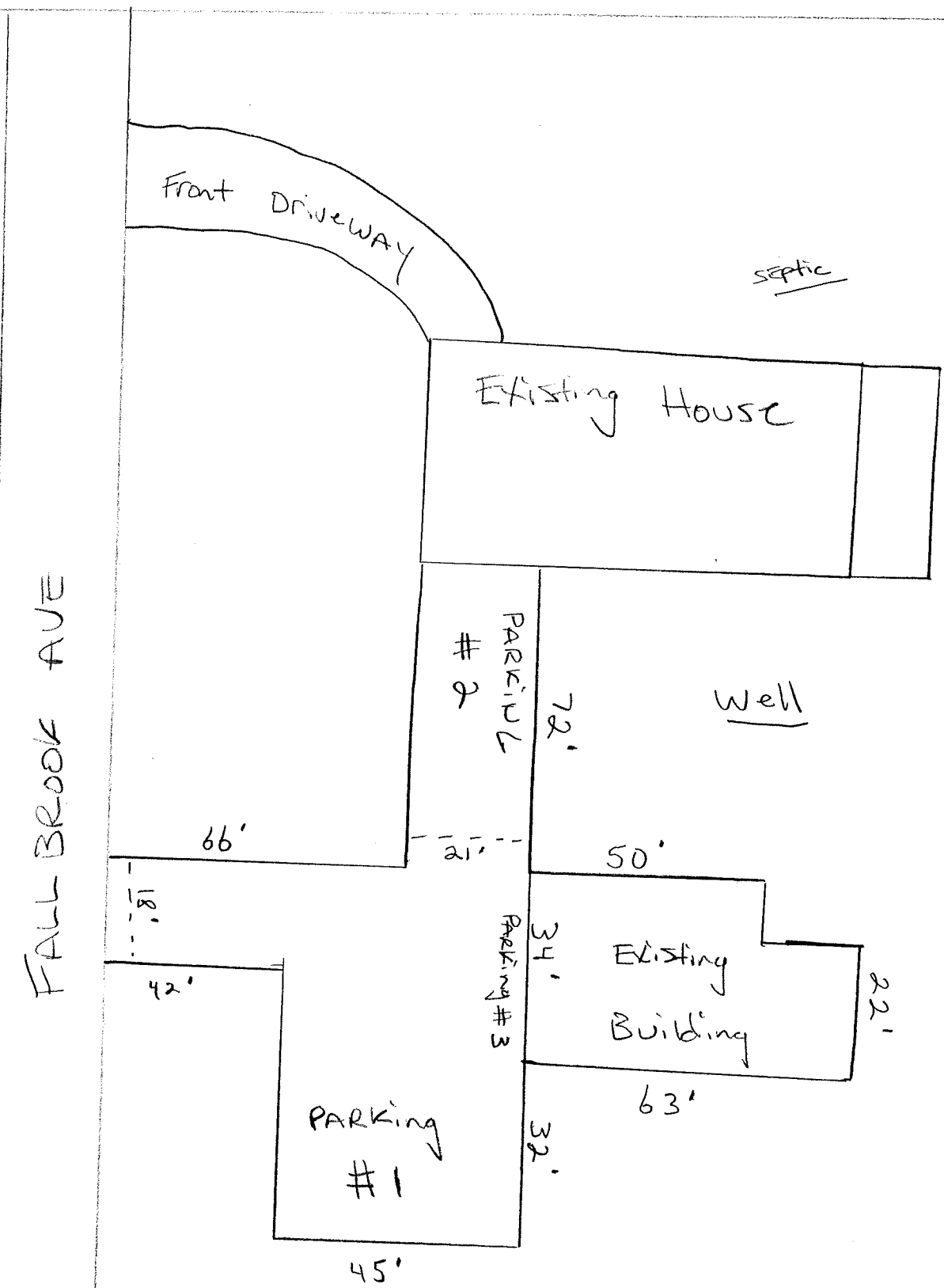
Application # _____

Revised 01/24/23

North

250TH STREET

EST



Notes

- Building is 87' from Fallbrook Ave.
- Parking #1 Holds four spots
- Parking #2 Holds four spots
- Parking #3 Holds two spots
- Building to south boundary (39')
- Building to east boundary 100+ feet
- Building to north boundary 100+ feet
- Building was built and approved in 2015

EAST

View from Fallbrook Ave



View from House



View from South

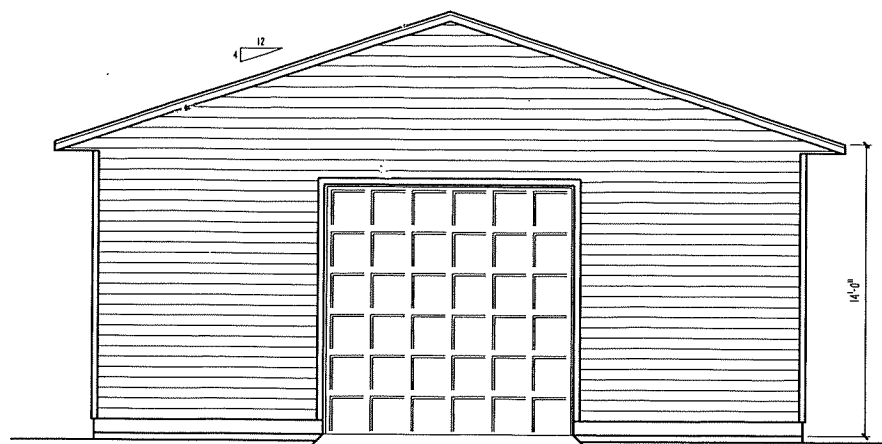


View from Building to Fallbrook

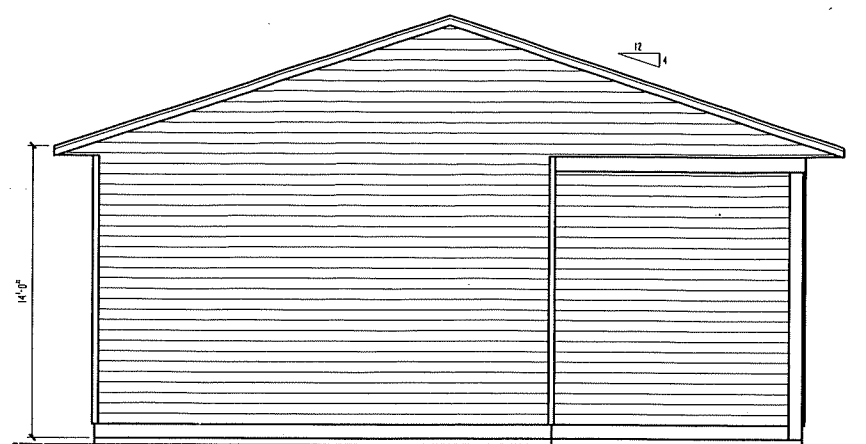


View of Parking area #1

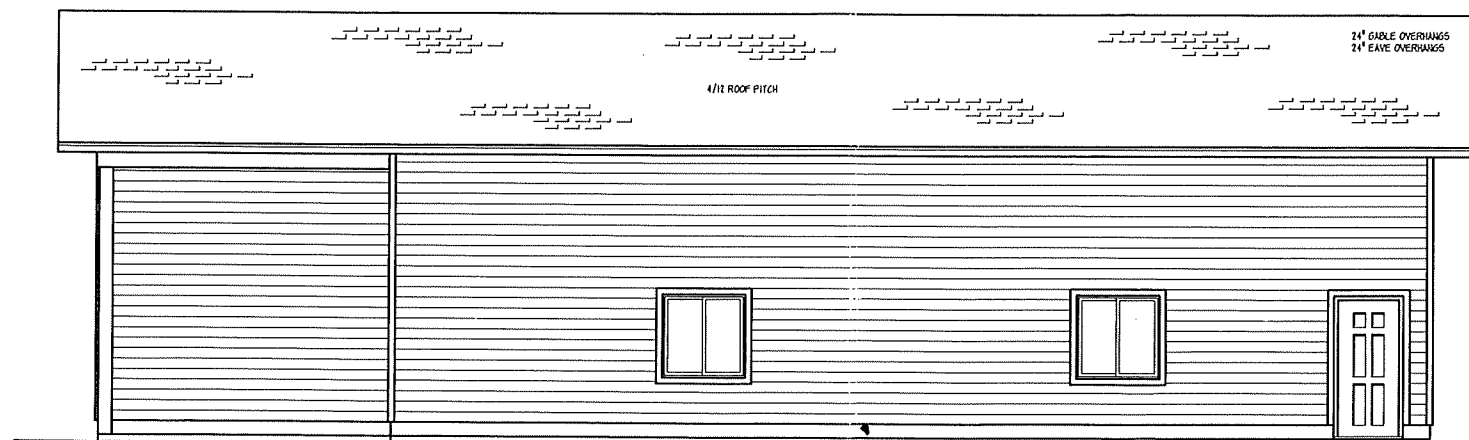




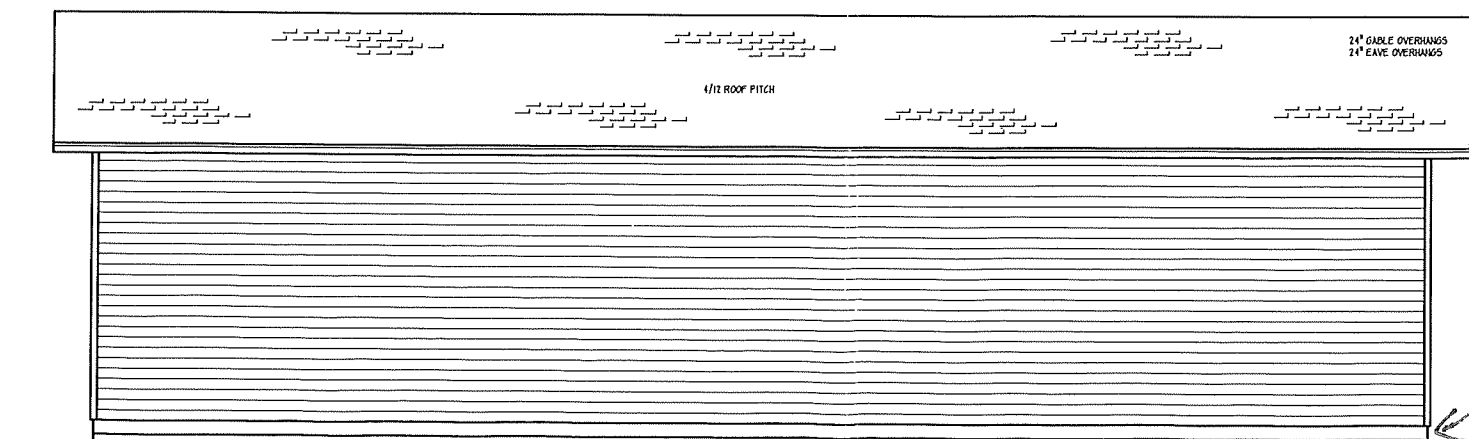
FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

NOTE ALL COMMENTS ON PLANS

Reviewed for Code Compliance

NEWKE 8/28/15

Plan Reviewer

Date

Permit #

B-15-284

NOTE

NO CHANGES MAY BE MADE TO THE
REVIEWED PLANS WITHOUT PRIOR
APPROVAL OF SUCH CHANGES BY
THE BUILDING OFFICIAL.

These Reviewed Plans and the survey must
be on the jobsite at the footing inspection.

These Reviewed Plans and the Truss
Installation Specifications must be on the
jobsite at the Framing Inspection.

The inspections will not be done if the
documents are not on-site.

6" minimum separation
top of foundation to final
Grade

NOTE: CARE HAS BEEN MADE TO INSURE THESE PLANS ARE ACCURATE AND COMPLETE. THEY WERE PREPARED AT THE REQUEST OF THE SUBMITTER AND NO WARRANTIES ARE EXPRESSED OR IMPLIED. THESE PLANS ARE INTENDED TO BE USED IN CONJUNCTION WITH THE LATEST EDITIONS OF THE BUILDING CODES AND LOCAL ORDINANCES. THE SUBMITTER, OWNER, OR USER OF THESE PLANS SHALL BE RESPONSIBLE FOR THE CORRECT INSTALLATION OF ALL MATERIALS, CONSTRUCTION SPECIFICATIONS AND STRUCTURAL DETAILS TO INSURE THE CORRECT INSTALLATION OF ALL MATERIALS. CURSHINSKY DRAFTING & DESIGN, INC. ASSUMES NO LIABILITY FOR ERRORS, OMISSIONS, OR SITE CHANGES OR CONSTRUCTION METHODS. ALL WORK TO BE DONE MUST COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.

Drawn by	DBK	1/4" = 1'-0"
Date	08-26-15	
Reviewed by		
Date		

ELEVATIONS

GRAVELLE GARAGE

318 South 2nd Street
Cameron, WI 54822
Phone: 715-458-4282
Fax: 715-458-4280
Cellular: 715-205-8811
bill@curshinskydrafting.com
www.curshinskydrafting.com



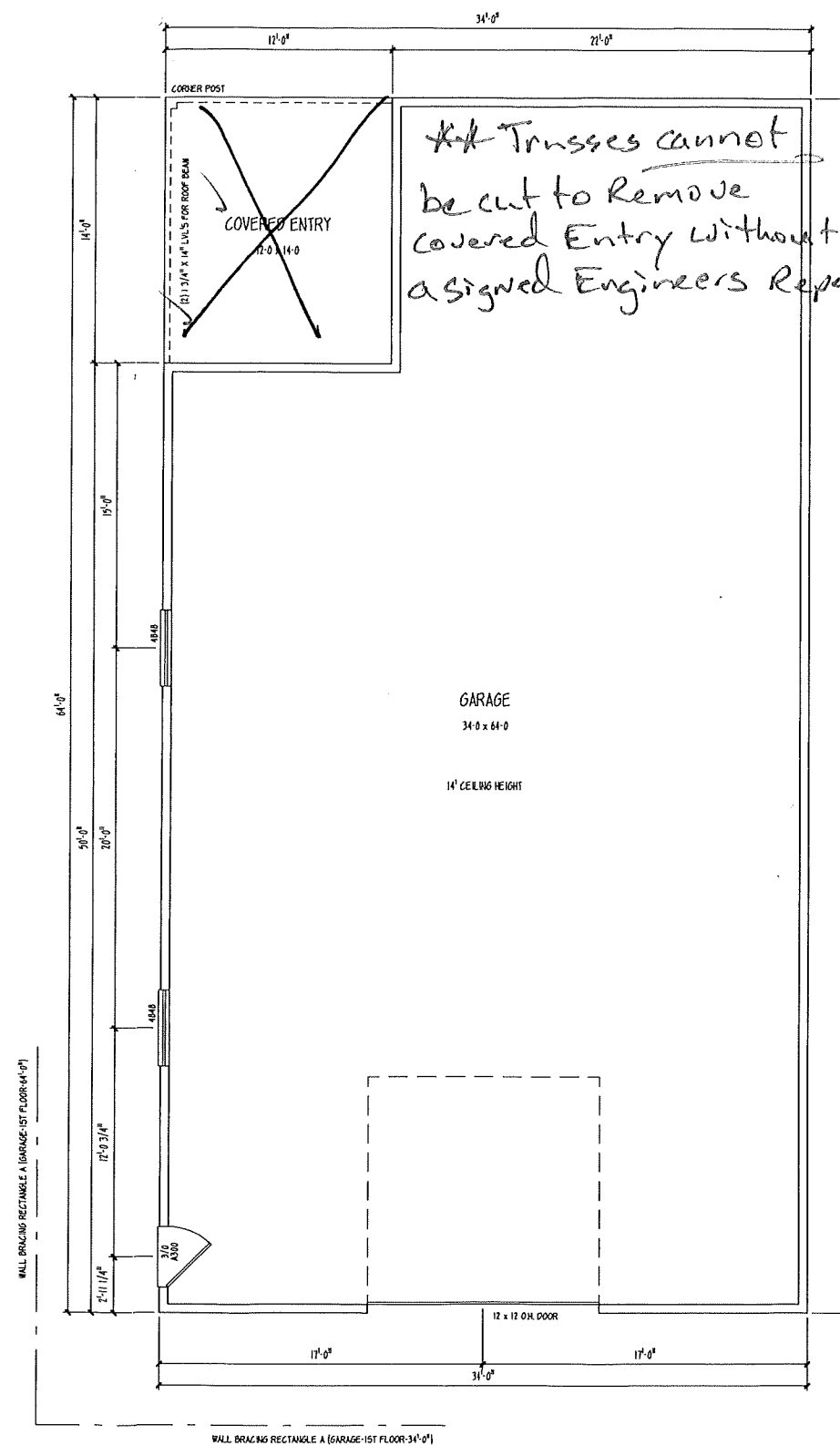
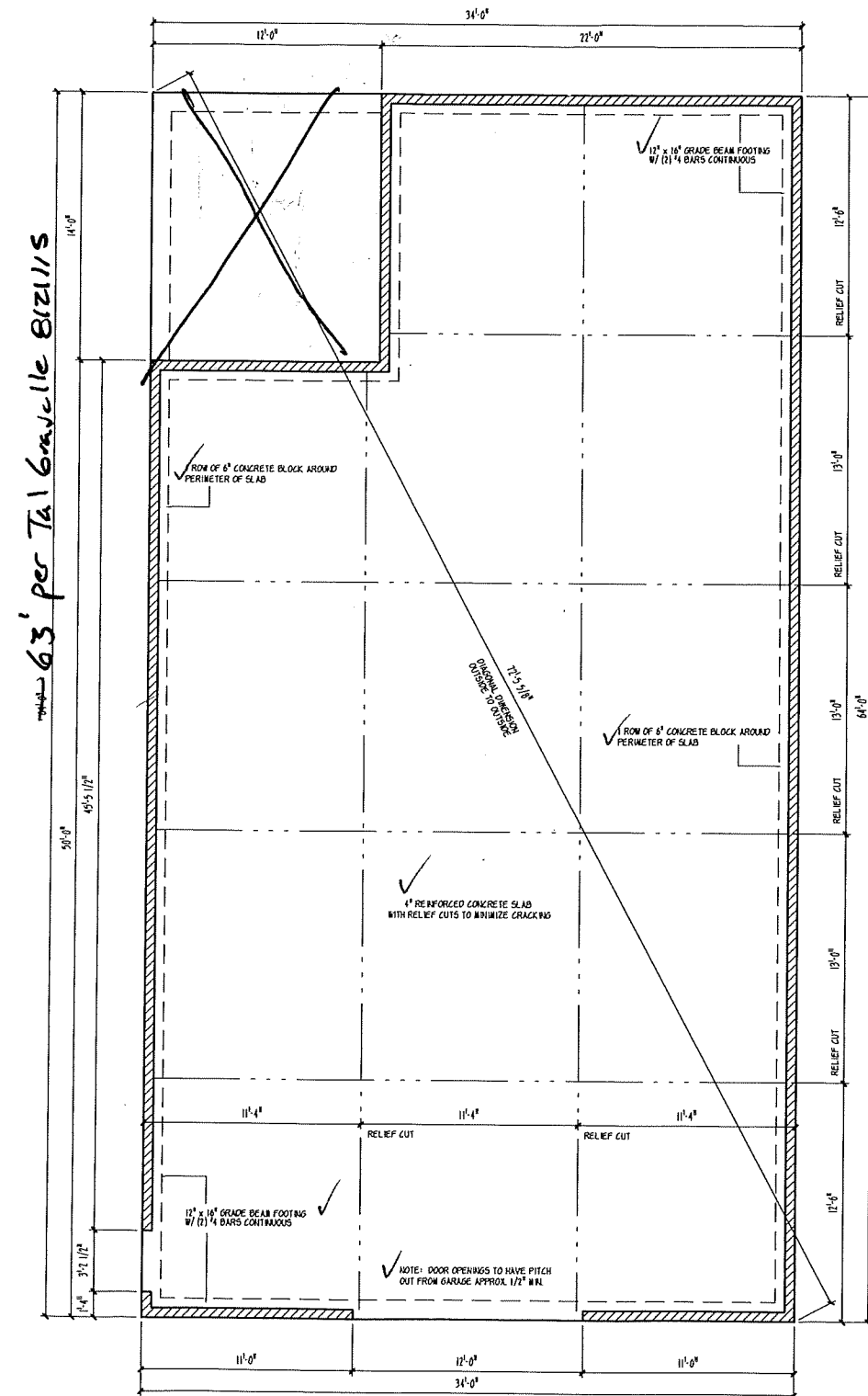
SALES ORDER
4168

SHEET NUMBER

A1

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Covered Entry Removed Per Tal Gravelle 8/28/13



WALL BRACING METHOD

- ✓ ① FOUR FEET OF WOOD STRUCTURAL PANEL SHEATHING OR DRACED FRP SPFS 2125 (SECTION 8) (SUB SECTION 4)
- ✓ ② ALTERNATE DRACED WALL PANEL W/ EXTENDED HEADER STRAPPED TO WALL PER SPFS 2125 (SECTION 9) (SUB SECTION 4)
WALL HEADER, HEADER TO JACK
2"X4 STRAP + SIDE OF OPENING
MIN PANEL LENGTH OF 9' WALLS = 18'
- ✓ ③ MINIMUM DRACED WALL PANEL WITH REQUIREMENTS IN A DRACED WALL LINE USING CONTINUOUS STRUCTURAL SHEATHING (TABLE 312125-1)
9' WALL W/ 6" TALL ADJACENT OPENING = MIN 21" PANEL LENGTH
10' WALL W/ 8" TALL ADJACENT OPENING = MIN 30" PANEL LENGTH

1ST FLOOR SQUARE FOOTAGE = 2008
1ST FLOOR CEILING HEIGHT = 14'-0"

- ✓ SMOKE DETECTORS - ALL TO BE WIRED TOGETHER WITH BATTERY BACK-UP (FALL LOCATION MAY VARY)
- ✓ NOTES:
ALL DIMENSIONS TO FINISH
ALL EXTERIOR WALLS ARE TO BE 2X6
ALL INTERIOR WALLS ARE TO BE 2X4 UNLESS OTHERWISE NOTED

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Drawn by	BRX
Date	06-26-15
Revised by	
Date	
Scale	1/4"=1'-0"

1ST FLOOR PLAN

GRAVELLE GARAGE

**318 South 2nd Street
Cameron, WI 54822**

**Phone: 715-458-4282
Fax: 715-458-4280
Cellular: 715-205-9811**

**bill@kureshnakydrafting.com
www.kureshnakydrafting.com**



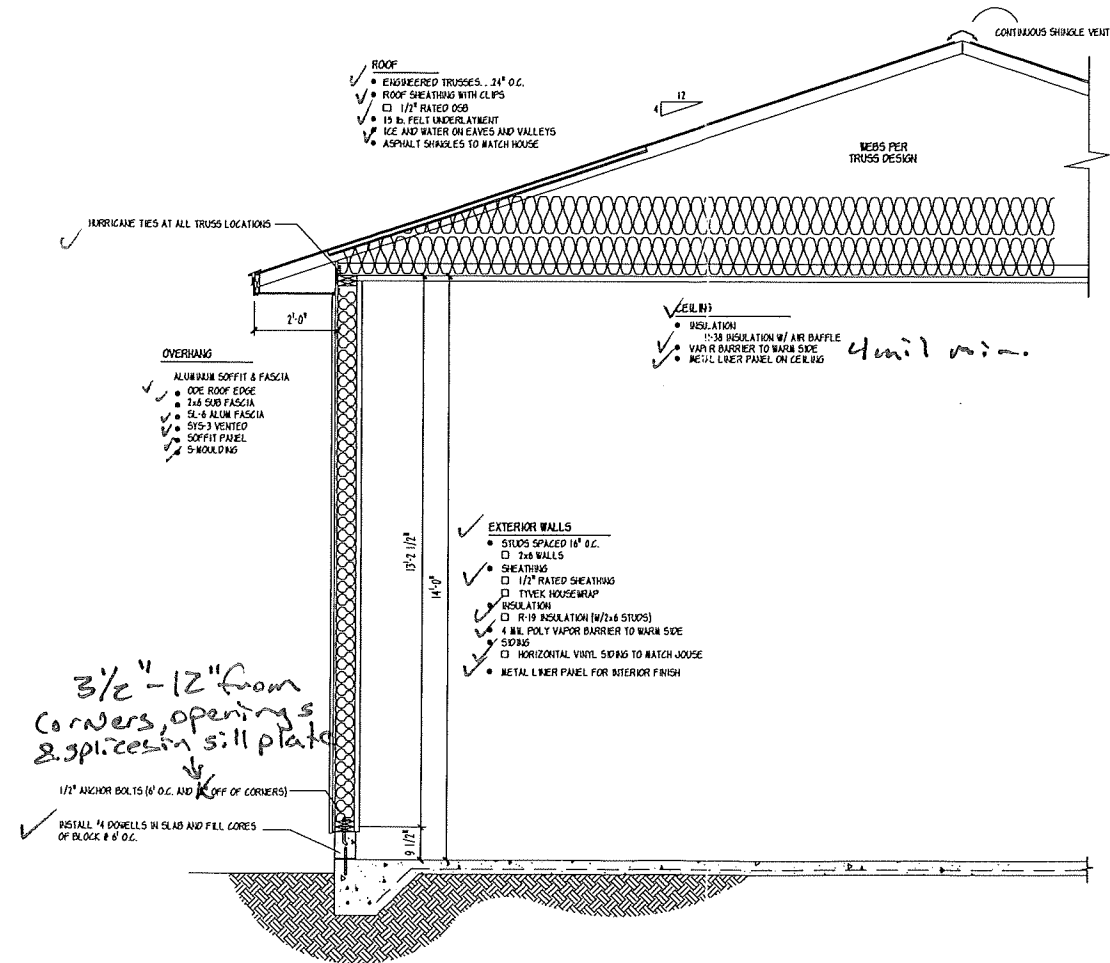
SALES ORDER
4168

SHEET NUMBER

A2

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Provide attic ventilation, net free area to be equal to 1/150th of attic area or 1/300th of attic area provided at least 50% is in upper portion of roof with balance in soffit.



CROSS SECTION
SCALE 1/2" = 1'-0"

3 1/2" - 12" from corners, openings & splices in sill plate

see note above

318 South 2nd Street
Cameron, WI 54622
Phone: 715-488-4282
Fax: 715-488-4283
Cellular: 715-505-8811
Email: kurd@kurdshakydrafting.com
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KD
Kurdshaky
Drafting & Design

SALES ORDER
4168

SHEET NUMBER
A3

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BRK
08-26-15
1/4" = 1'-0"

CROSS SECTION
GRAVELLE GARAGE

Drawn by
Date
Revised by
Date
Scale

NOTES: CLIENT HAS REQUESTED TO REVIEW THESE PLANS AND APPROVE AND CONSENT. THESE PLANS ARE PREPARED BY THE FIRM AND ARE NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE FIRM'S WRITTEN CONSENT. THESE PLANS ARE PREPARED BY THE FIRM AND ARE NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE FIRM'S WRITTEN CONSENT. THESE PLANS ARE PREPARED BY THE FIRM AND ARE NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE FIRM'S WRITTEN CONSENT. THESE PLANS ARE PREPARED BY THE FIRM AND ARE NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE FIRM'S WRITTEN CONSENT.

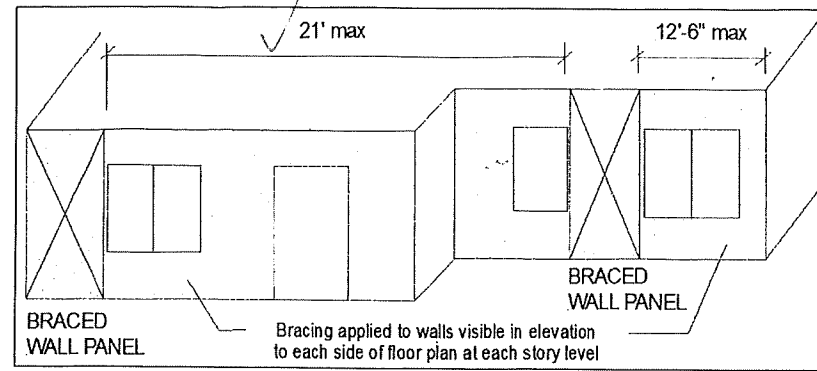


Table 321.25-H
MINIMUM WIDTHS OF METHOD CS-WSP AND CS-SFB BRACED WALL PANELS

Maximum Opening Height Adjacent to Braced Wall Panel	Minimum Length of Braced Wall Panel (inches)			
	8' tall wall	9' tall wall	10' tall wall	12' tall wall
Up to 5' - 4"	24	27	30	36
Up to 6' - 8"	32	30	30	36
Up to 8'	48	41	38	36
Up to 9'	-	54	46	41
Up to 10'	-	-	60	48
Up to 12'	-	-	-	72

Table 321.25-J
REQUIRED LENGTH OF CONTINUOUS BRACING ON EXTERIOR WALLS PARALLEL TO EACH RECTANGLE SIDE AT EACH FLOOR LEVEL^{a,b,c,d,e}

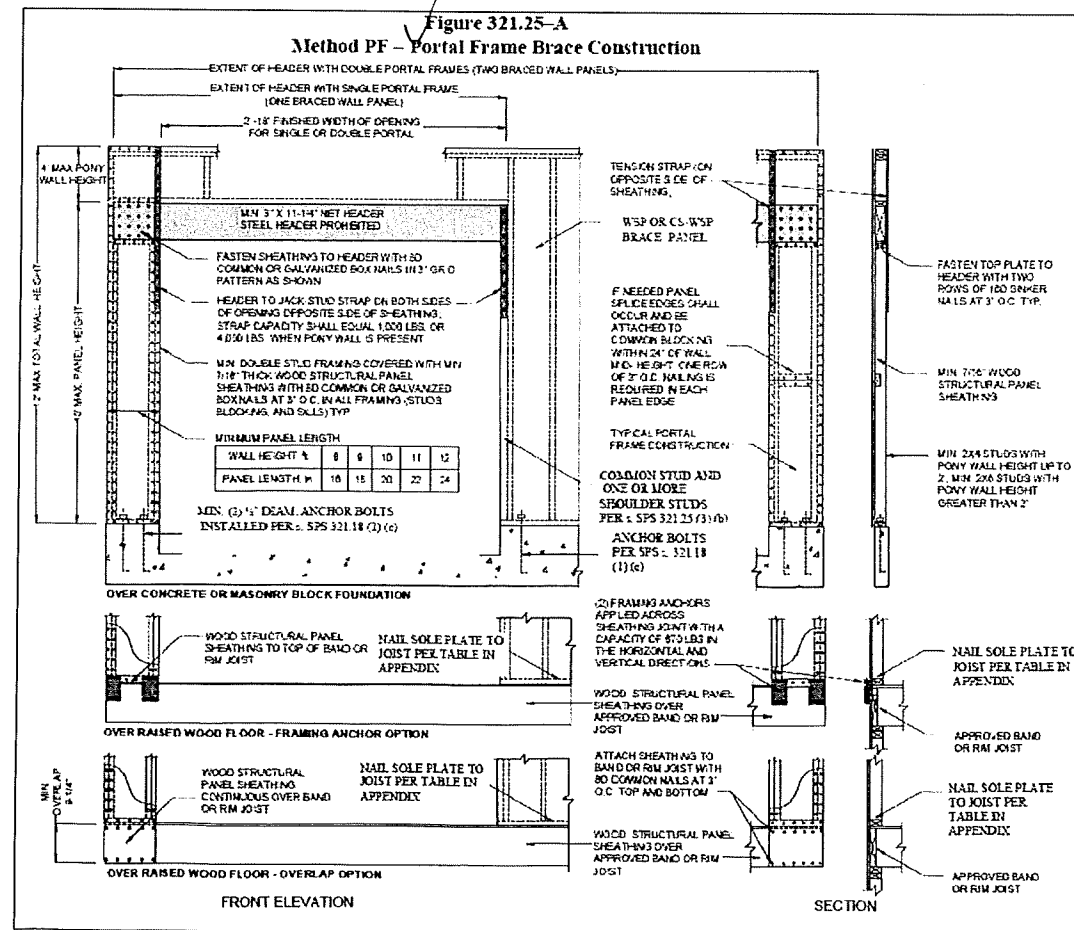
Face-to-Ridge Height (feet)	Wall Supporting: ^a	Required Length (feet) of Bracing on Any Side of Rectangle							
		Length of perpendicular side (feet) ^b							
		10	20	30	40	50	60	70	80
10	Roof and ceiling only	2.0	3.5	5.0	6.0	7.5	9.0	10.5	12.0
	One floor, roof and ceiling	3.5	6.5	9.0	12.0	14.5	17.0	19.8	22.6
	Two floors, roof and ceiling	5.0	9.5	13.5	17.5	21.5	25.5	29.2	33.4
15	Roof and ceiling only	2.6	4.6	6.5	7.8	9.8	11.7	13.7	15.7
	One floor, roof and ceiling	4.0	7.5	10.4	13.8	16.7	19.6	22.9	26.2
	Two floors, roof and ceiling	5.5	10.5	14.9	19.3	23.7	27.5	32.1	36.7
20	Roof and ceiling only	2.9	5.2	7.3	8.8	11.1	13.2	15.4	17.6
	One floor, roof and ceiling	4.5	8.5	11.8	15.6	18.9	22.1	25.8	29.5
	Two floors, roof and ceiling	6.2	11.5	16.8	21.8	27.3	31.1	36.3	41.5

^aInterpolation shall be permitted; extrapolation shall be prohibited.
^bTable applies to wind exposure category B. For wind exposure category C or D, multiply number of braced wall panels required by 1.3 or 1.6, respectively. Wind exposure categories are as defined in Table 321.25-1 footnote b.
^cTabulated values are based on a nominal wall height of 10 feet. For nominal wall heights other than 10 feet, multiply the required length of bracing by the following factors: 0.90 for 8 feet, 0.95 for 9 feet, 1.05 for 11 feet, or 1.10 for 12 feet.
^dWhere minimum 1/2" gypsum wall board interior finish is not provided the required bracing amount for the affected rectangle side shall be multiplied by 1.40.
^ePerpendicular sides to the front and rear sides are the left and right sides. Perpendicular sides to the left and right sides are the front and rear sides. See Figure 321.25-B.

Table 321.25-G BRACING METHODS^a

Method	Minimum Brace Thickness or Size	Maximum Nominal Wall Height ^b	Minimum Braced Wall Panel Width or Brace Angle	Connection Criteria	
				Minimum Fasteners	Maximum Spacing
Intermittent Bracing Methods:					
LIB ^c Let-in bracing	1x4 wood brace (or approved metal brace installed per manufacturer instructions)	10'	45° angle and maximum 16" o.c. stud spacing	2-8d common nail; or 3-8d box nail (2-1/2" long x 0.113" diameter)	Per stud and top and bottom plate; ^d
DWB ^c Diagonal wood board	3/4" (1" nominal) for maximum 24" o.c. stud spacing	10'	45°	2-8d box nail (2-1/2" long x 0.113" diameter) or 2-1-3/4" long 16 gage staples	Per stud and top and bottom plate; ^d
WSP ^c Wood structural panel	3/8" for maximum 16" o.c. stud spacing; 7/16" for maximum 24" o.c. stud spacing	10'	45°	6d common nail or 8d box nail (2-1/2" long x 0.113" diameter) or 7/16" crown 16 gage staples, 1-1/4" long	6" edges, 12" field (nails); 3" edges, 6" field (staples)
SFB ^c Structural fiberboard sheathing	1/2" for maximum 16" o.c. stud spacing	10'	45°	1-1/2" long x 0.120" diameter galvanized roofing nails or 1" crown 16 gage staples, 1-1/4" long	3" edges, 6" field
GB ^c Gypsum board (installed on both sides of wall)	1/2" for maximum 24" o.c. stud spacing	10'	95°	5d cooler nail, or #6 screws	7" edges, 7" field (including top and bottom plates)
PCP ^c Portland cement plaster	3/4" for maximum 16" o.c. stud spacing	10'	45°	1-1/2" long, 11 gage, 7/16" diameter head nail; or 7/8" long, 16 gage staples	6" o.c. on all framing members
Continuous Sheathed Bracing Methods:					
CS-WSP ^c Continuous sheathed WSP	3/8" for maximum 16" o.c. stud spacing; 7/16" for maximum 24" o.c. stud spacing	12'	Refer to Table 321.25-H	Same as WSP	Same as WSP
CS-SFB ^c Continuous sheathed SFB	1/2" for maximum 16" o.c. stud spacing			Same as SFB	Same as SFB
Narrow Panel Bracing					
PF ^c Portal frame	7/16"	12'	Refer to Figure 321.25-A	Refer to Figure 321.25-A	Refer to Figure 321.25-A

^aThe exterior side of all exterior walls shall be sheathed minimum 1/2" gypsum wall board. All edges of panel-type wall bracing, except for vertical panels in GB bracing, shall be attached to framing or blocking.
^bThe actual required wall height shall include stud height and thickness of top and bottom plates. The actual wall height shall be permitted to exceed the tabulated values by not more than 4 inches. Tabulated bracing amounts are a SPS 321.25 (4) are based on a 14-foot nominal wall height for all bracing methods and shall be permitted to be adjusted to other nominal wall heights not exceeding 12 feet in accordance with factors in Table 321.25-J for Table 321.25-A.
^cMethod LIB may not be permitted for walls supporting a roof and two floors. 1 and 2 LB bracing installed at a 90° angle from the vertical shall be permitted to be substituted for each 45° angle LIB brace.
^dBracing methods CS-WSP and CS-SFB shall have sheathing installed on all suitable exterior doors, below, and between wall openings.
^eAll bracing shall be attached to the top and bottom plates and any attached plate shall be continuous length.



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Drawn by	BRK	Date	05-26-15
Reviewed by		Date	
Scale			1/4"=1'-0"

WALL BRACING DETAILS

GRAVELLE GARAGE

378 South 2nd Street
Cameron, WI 54602
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Fax: 715-468-4282
Cell: 715-505-8811
Email: info@kushnerydesign.com
www.kushnerydesign.com

Kushnery Design
Architectural & Design

SALES ORDER
4168

SHEET NUMBER
WB 1

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**CITY OF WYOMING
PLANNING AND ZONING**

TO:	Planning Commission
DATE:	2/28/2024
FROM:	Kim Lindquist, City Planner
	Fred Weck
RE:	Variance
APPLICANT:	Rosenbauer MN LLC
PROPERTY:	5201 260th Street
	R21.00468.32
FILE NO.:	V-24-001

OVERVIEW

Rosenbauer LLC is requesting approval of a variance to the exterior materials standards found in Division 5. Section 40-452 Architectural Standards. Specifically, they are requesting a variance from the exterior material prohibition for metal siding and Formed Metal Panels with exposed fasteners.

The site is currently developed with a pole barn structure that was impacted by ice damage to a portion of the building. The majority of the building was not affected by the ice damage and therefore the ability to modify the structure and bring it into compliance with the ordinance architectural standards, is limited unless the entire building was demolished and reconstructed. Replacement of impacted panels is dependent upon the present building design, which is a pole barn structure covered in a fabricated metal with exposed fasteners. The applicant has indicated that the depth of the code-required panel does not allow it to be capped off by the existing building's roof overhang. Therefore, a direct replacement of the existing material is not possible without structurally reconstructing portions of the building.

The location of the building is north of the hospital complex, on the southern side of the industrial area that runs north almost to Viking Blvd. The building itself is located on the north side of the property and is adjacent to several metal buildings of a similar look, design and color. Its location reduces public views from highly traveled area roadways such as Hwy 61 or I-35.

Typically, cities take the opportunity to try and bring non-conforming sites and structures into compliance, or closer into compliance, with existing ordinance criteria during the formal review and approval process. Unfortunately, the presence of the existing structure and its current construction makes compliance difficult.

STAFF RECOMMENDATION

Based on review of the request and the standards for approval, staff is recommending approval of the variance for Rosenbauer MN LLC, from the architectural standards;

exterior materials prohibitions in Section 40-452.5 (b) and (c) for the building at 5201 260th Street based upon the following findings of fact:

The request and resulting property will not:

- (a) Impair an adequate supply of light and air to adjacent property.
- (b) Unreasonably increase the congestion in the public right-of-way.
- (c) Increase the danger of fire or endanger the public safety.
- (d) Unreasonably diminish or impair established property values within the neighborhood.
- (e) Cause an unreasonable strain upon existing municipal facilities and services.
- (f) Be contrary in any way to the spirit and intent of this Ordinance.
- (g) Have a negative direct or indirect fiscal impact upon the City or school district unless the proposed use is determined to be in the public interest.

STAFF REVIEW

Existing Conditions

The subject property was recently rezoned and reguided to C-Commercial District in Spring 2022, and it is not currently developed. The zoning and surrounding uses are as follows:

North – I-Industrial; industrial development.

South – OHC – Office and Health Care; Fairview Medical Center.

East – I-Industrial; industrial development.

West – I-Industrial; industrial development.

The applicant is proposing continued use of the storage building on site.

Variance Review

Section 40-120(5) outlines the criteria for granting a variance to provide relief to the landowner. The following are the criteria for granting of a variance:

- (a) The property is question cannot be put to a reasonable use if used under the conditions allowed by this Ordinance.

The majority of the building was not affected by the ice damage. However, the building cannot be put to a reasonable use until repairs are completed.

- (b) Exceptional or extraordinary circumstances apply to the property which does not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, topography, or other circumstances over which the owners of the property, since enactment of this Ordinance, have had no control.

This is an unusual circumstance where maintenance due to unforeseen weather circumstances has created the need to replace a portion of the building. The existing building's structure and current exterior materials lead to the variance request.

(c) That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.

The applicant has explained in their narrative the inability to meet the current ordinance criteria which prohibits exposed fastener panels. Directly replacing the current materials would require additional structural reconstruction, which would also not meet the current ordinance architectural standards.

(d) The special conditions or circumstances do not result from actions of the applicant.

The circumstances are caused by the weather and not by the any actions of the applicant.

(e) That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to owners of other lands, structures, or buildings in the same district.

Repair of existing structures is reasonable and would allow the applicant to continue the intended use of the structure.

(f) The variance requested is the minimum variance which would alleviate the hardship.

The applicant is proposing embossed metal sheeting with matching fasteners. The applicant believes the embossed metal is an upgrade to the existing condition. The material will only be used to the extent needed to replace the damaged building.

(g) The variance would not be materially detrimental to the purposes of this Ordinance, or to property in the same zone.

Based upon the information from the applicant, the proposed materials are an improvement over the existing condition and given that the remainder of the building will remain, it is reasonable to propose a metal finish.

(h) Economic conditions or circumstances alone shall not be considered in the granting of a variance request if a reasonable use of the property exists under the terms of the ordinance

Economic conditions alone are not considered in the granting of this requested variance.

This is an unusual situation given most of the building remains intact and the applicant is attempting to retrofit the building with materials that will be consistent with the current condition and try to address the intent of the ordinance. While the reconstruction area will remain metal, it is reasonable in this instance. Staff would not expect to support a similar request if this was all new construction.

Staff believes the requests meet the 8 criteria for granting a variance in addition to the seven findings of fact for granting of a variance.

The proposal will not:

(a) Impair an adequate supply of light and air to adjacent property.

(b) Unreasonably increase the congestion in the public right-of-way.

(c) Increase the danger of fire or endanger the public safety.

(d) Unreasonably diminish or impair established property values within the neighborhood.

- (e) Cause an unreasonable strain upon existing municipal facilities and services.
- (f) Be contrary in any way to the spirit and intent of this Ordinance.
- (g) Have a negative direct or indirect fiscal impact upon the City or school district unless the proposed use is determined to be in the public interest.

Next Steps

The City Council will review the Planning Commission's variance recommendation at the next regularly scheduled meeting on Wednesday March 6, 2024.



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

LAND USE & VARIANCE APPLICATION

A variance application initiates a request for an allowance to vary from the terms of the Ordinance and is heard by the Planning Commission who will make a recommendation to the City Council. The City Council will make the final decision.

Property Address: 5201 260th Street, Wyoming, MN. 55092

Applicant(s) Information:

Name(s) Emily Nepp - ISG on behalf of Rosenbauer Minnesota, LLC Home _____
Address 115 East Hickory Street + Suite 300 Work 507-387-6651
City Mankato State MN Zip 56001 Email emily.nepp@isginc.com

Owner(s) Information: (if other than Applicant(s))

Name(s) Rosenbauer Minnesota, LLC- Dustin Willert Home 651-983-0689
Address 5181 260th Street Work 651-462-7589
City Wyoming State MN Zip 55092 Email dwillert@rosenbaueramerica.com
Owner(s) Signature(s) *DW* Date 02/05/2024

Legal description of property: SubdivisionName HALLBERGS WYO INDUSTRIAL PARK SubdivisionCd 21090

Property Identification Number: R.21 0046832 Present Zoning: I-Industrial
Present use of property: Manufacturing facility for custom public safety vehicles
Proposed use of property: Manufacturing facility for custom public safety vehicles
Description of request: A request to allow for installation of an embossed metal sheeting with matching fasteners

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

1. A detailed map of the property showing the location of existing and proposed structures and improvements and existing land uses and buildings of adjacent properties within 500 feet. A survey is required for all setback variances.
2. A letter to the Planning Commission describing the variance request and how the request satisfies the criteria found in Sec. 40 – 120, (5), (a) – (j).
3. A completed Variance Worksheet (attached).
4. The variance fee (\$220.00) must be paid at the time of application. The application fee and escrow must be paid at the time of application. The fee is not refundable. The unused portion of the escrow will be returned to the applicant.
5. Any other information deemed necessary by the Zoning Administrator or Planning Commission. (A variance application for a property in a Shoreland District must include a valid Septic System Certificate of Compliance)

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

Applicant(s) Signature Emily Nepp Date 02/05/2024

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 7, Variances, is attached to this application and by signing this application, the applicant acknowledges that it has been read and understood.

OFFICE USE ONLY

Application # V-24-001

Date Complete Application Received 2/5/24

Fee \$220.00 + Escrow \$750.00

Revised 01/24/23

Date Application Received 2/5/24

60 Days 4/5/24

Date Paid 2/5/24

By: *[Signature]*
Official

Check # card

City of Wyoming Variance Worksheet

Applicant(s): Emily Nepp - ISG on behalf of Rosenbauer Minnesota, LLC Phone: 507-387-6651

Address: 115 East Hickory Street + Suite 300, Mankato, MN. 56001

Variance request description: A request to allow for installation of an embossed metal sheeting with matching exposed fasteners

City Ordinance Section number: Sec. 40 - 452.5(b) and (c)

Answer the following questions based on the criteria found in Sec. 40 – 120, (5), (a) – (j). If needed, use a separate page. **All questions must be answered.**

Criteria #1 The property in question cannot be put to a reasonable use if used under the conditions allowed by this Ordinance.

Applicant - Can the property in question be put to a reasonable use if used under the conditions allowed by this Ordinance? ☐ Yes ☒ No

Describe: A direct replacement of the existing material is not possible without a level of structural reconstruction including major roof modifications to retrofit the existing structure to accept the new panel style with without exposed fasteners. Ultimately, without the repairs the building cannot be reasonably repaired or maintained.

Criteria #2 Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, topography, or other circumstances over which the owners of property since enactment of this Ordinance have had no control.

Applicant - Do exceptional or extraordinary circumstances apply to the property that do not apply generally to other properties in the same zone or vicinity, and do they result from lot size or shape, topography, or other circumstances over which the owners of property since enactment of this Ordinance have had no control?

☒ Yes ☐ No

Describe: The request is a result of an insurance claim to repair ice damage which was not the fault of the owner. Therefore, the request is not a renovation by choice.

Criteria #3 That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.

Applicant - Does the literal interpretation of the provisions of this Ordinance deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance?

☒ Yes ☐ No

Describe: The structure of the original building is designed for exposed fastener exterior panels, and the depth of the code-required panel is not able to be capped off by the existing building's roof overhang. Therefore, a direct replacement of the existing material is not possible without structurally reconstructing portions of the building. Had the ice damage not occurred, the owner would have been able to continue existing operations similar to other all other property owners without the need for a variance.

Criteria #4 The special conditions or circumstances do not result from actions of the applicant.

Applicant - Do the special conditions or circumstances result from actions of the applicant?

☐ Yes ☒ No

Describe: The request is a result of an insurance claim to repair ice damage which was not the fault of the owner. Therefore, the request is not a renovation by choice.

City of Wyoming Variance Worksheet (Continued)

- Criteria #5** That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to owners of other lands, structures, or buildings in the same district.
Applicant - Will granting the variance requested confer on the applicant any special privilege that is denied by this Ordinance to owners of other lands, structures, or buildings in the same district? ☐ Yes ☒ No
If yes, describe. The proposed variance wouldn't be conferring any special privileges but rather would allow the owner to process an insurance claim to repair their existing building enabling them to continue operations despite an unfortunate weather incident beyond their control.
- Criteria #6** The variance requested is the minimum variance which would alleviate the hardship.
Applicant - Is the variance you are requesting the minimum variance which would alleviate the hardship? ☒ Yes ☐ No
Describe: The owner is proposing an material comprised of an embossed (textured) metal sheeting with matching fasteners. This is an upgrade over the existing material and is the minimum variance necessary to avoid structurally reconstructing portions of the building including the roof to retrofit the existing structure to accept the new panel style with without exposed fasteners.
- Criteria #7** The variance would not be materially detrimental to the purposes of this Ordinance, or to property in the same zone.
Applicant - Will the variance be materially detrimental to the purposes of this Ordinance, or to property in the same zone? ☐ Yes ☒ No
Describe: The owner is proposing installation of an embossed (textured) metal sheeting with matching fasteners due to the structural modifications that would be required to accommodate the materials allowed by code. While the building cannot accommodate a code required material without major modifications, the owner is proposing a material and fastener style that is a substantial improvement over the existing materials being replaced. The owner is attempting to comply with the spirit of the ordinance to the best of their ability.
- Criteria #8** Economic conditions or circumstances alone shall not be considered in the granting of a variance request if a reasonable use of the property exists under the terms of the ordinance.
Applicant - Is the requested variance for economic reasons? ☐ Yes ☒ No
Describe: The depth of the code-required panel cannot be capped off by the existing building's roof overhang. Therefore, a direct replacement of the existing material is not possible without structurally reconstructing portions of the building including the roof to retrofit the existing building to accept a new panel style with without exposed fasteners.
- Criteria #9** In the Flood Plain District, no variance shall be granted which permits a lower degree of flood protection than the Regulatory Flood Protection Elevation for the particular area or permits standards lower than those required by state law.
Applicant - Is the property in a Flood Plain District? ☐ Yes ☒ No
- Criteria #10** Variances shall be granted for earth-sheltered construction by state statutes when in harmony with this Ordinance.
Applicant - Is the variance for earth-sheltered construction? ☐ Yes ☒ No
If yes, how is the request in harmony with the ordinance? N/A

These panels are textured/embossed as well.

There will be color matched painted fasteners too.

FEBRUARY 5, 2024

Fred Weck
Zoning Administrator
Building Official #MN1825
Advanced Septic Inspector #C5199
City of Wyoming
26885 Forest Boulevard
P.O. Box 188
Wyoming, MN. 55092
fweck@wyomingmn.org

ISG

RE: EXTERIOR MATERIAL VARIANCE NARRATIVE
ROSENBAUER AMERICA - WYOMING, MINNESOTA

Fred,

Thank you for reviewing the attached Variance Application and associated materials in support of an exterior material variance request for Rosenbauer in Wyoming, Minnesota which is outlined in further detail within the following narrative.

Rosenbauer experienced ice damage resulting in an insurance claim to repair their existing building #3. During the course of seeking repairs for the damage, Rosenbauer has consulted with ISG and Greystone construction as well as their insurance provider. As a result of these consultations, which included a review of the existing building constraints and products available within the parameters of the current ordinance, it was determined that a variance would be necessary to avoid structural renovations including major roof rework to repair the building.

Rosenbauer is requesting a variance from Sec. 40 - 452.5 (b) and (c) to allow for installation of an embossed metal sheeting with matching exposed fasteners in lieu of the code required un-exposed fasteners or IMC panels. This is the minimum variance necessary since the structure of the original building is designed for exposed fastener exterior panels, and the depth of the code-required panel is not able to be capped off by the existing building's roof overhang. Therefore, a direct replacement of the existing material is not possible without structurally reconstructing portions of the building including the roof. Had the ice damage not occurred, the owner would have been able to continue existing operations similar to other all other property owners without the need for a variance.

The owner is proposing installation of an embossed (textured) metal sheeting with matching fasteners due to the structural modifications that would be required to accommodate the materials allowed by code. While the building cannot accommodate a code required material without major modifications, the owner is proposing a material and fastener style that is a substantial improvement over the existing materials being replaced. The owner is attempting to comply with the spirit of the ordinance to the best of their ability based on the products available and the constraints of the existing building structure.

The proposed variance would allow the owner to process an insurance claim to repair their existing building enabling them to continue operations despite an unfortunate weather incident beyond their control.

VARIANCE CRITERIA

(a) The property in question cannot be put to a reasonable use if used under the conditions allowed by this Ordinance.

A direct replacement of the existing material is not possible without a level of structural reconstruction including major roof modifications to retrofit the existing structure to accept the new panel style with without exposed fasteners. Ultimately, without the repairs the building cannot be reasonably repaired or maintained.

(b) Exceptional or extraordinary circumstances apply to the property which does not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, topography, or other circumstances over which the owners of the property, since enactment of this Ordinance, have had no control.

The circumstance was not the fault of the owner, but rather a result of an insurance claim to repair ice damage which was due to extraordinary weather events. Therefore, the request is not a renovation by choice.

(c) That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.

The structure of the original building is designed for exposed fastener exterior panels, and the depth of the code-required panel is not able to be capped off by the existing building's roof overhang. Therefore, a direct replacement of the existing material is not possible without structurally reconstructing portions of the building. Had the ice damage not occurred, the owner would have been able to continue existing operations similar to other all other property owners without the need for a variance.

(d) The special conditions or circumstances do not result from actions of the applicant.

The circumstance was not the fault of the owner, but rather a result of an insurance claim to repair ice damage which was due to extraordinary weather events. Therefore, the request is not a renovation by choice.

(e) That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to owners of other lands, structures, or buildings in the same district.

The proposed variance wouldn't be conferring any special privileges but rather would allow the owner to process an insurance claim to repair their existing building enabling them to continue operations despite an unfortunate weather incident beyond their control.

(f) The variance requested is the minimum variance which would alleviate the hardship.

The owner is proposing an material comprised of an embossed (textured) metal sheeting with matching fasteners. This is an upgrade over the existing material and is the minimum variance necessary to avoid structurally reconstructing portions of the building including the roof to retrofit the existing structure to accept the new panel style with without exposed fasteners.

(g) The variance would not be materially detrimental to the purposes of this Ordinance, or to property in the same zone.

The owner is proposing installation of an embossed (textured) metal sheeting with matching fasteners due to the structural modifications that would be required to accommodate the materials allowed by code. While the building cannot accommodate a code required material without major modifications, the owner is proposing a material and fastener style that is a substantial improvement over the existing materials being replaced. The owner is attempting to comply with the spirit of the ordinance to the best of their ability.

(h) Economic condition or circumstances alone shall not be considered in the granting of a variance request if a reasonable use of the property exists under the terms of the ordinance.

The depth of the code-required panel cannot be capped off by the existing building's roof overhang. Therefore, a direct replacement of the existing material is not possible without structurally reconstructing portions of the building including the roof to retrofit the existing building to accept a new panel style with without exposed fasteners.

(i) In the Flood Plain District, no variance shall be granted which permits a lower degree of flood protection than the Regulatory Protection Elevation for the particular area or permits standards lower than those required by state law.

N/A. Project is not in the Flood Plain District.

(j) Variances shall be granted for earth sheltered construction by state statutes when in harmony with this Ordinance.

N/A. The variance is not for earth sheltered construction.

Thank you again for your consideration of these variance requests. Please contact me at 507.387.6651 or via email at Emily.Nepp@ISGInc.com with any questions or if there is any additional information we can provide in support of this project.

Sincerely,



Emily Nepp

Project Coordinator

Emily.Nepp@ISGInc.com



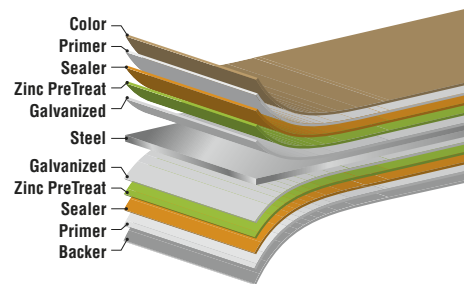
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Alamo White*



Light Stone*



Ash Gray*



Charcoal*



Dark Green*



Gallery Blue*



Burnished Slate*



Burgundy*



Acrylic Bare*



Taupe



Light Gray



Tan



Rustic Red



Bright Red



Hawaiian Blue



Brown



Hunter Green



Black



Copper Metallic

Textured Colors



BlackTex



BrownTex



BurgundyTex



RustTex



Quaker GrayTex



GreenTex



RedTex



Burnished SlateTex



Gallery BlueTex

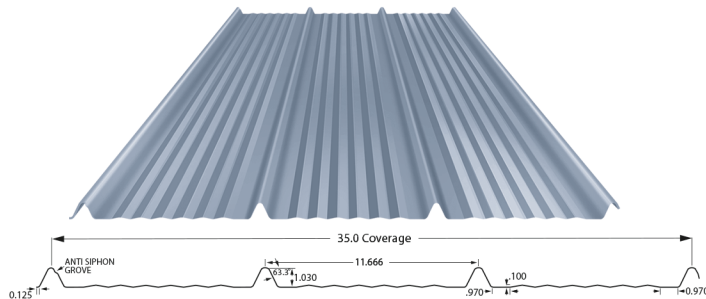


Taupe Tex

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Color selections are close representations but are limited by processing and viewing conditions. Actual metal samples are available by request. For all specific warranty, application, installation, and technical information regarding our products, please contact Rush River for more information.

*Also available in
26 ga PBR panels
Page 32 of 36



Apex X4 Panel Specifications:

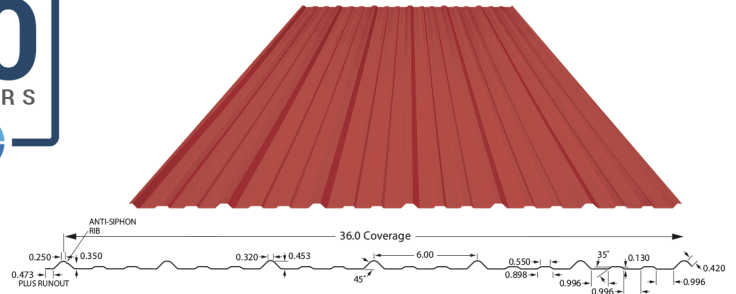
- 35" panel coverage
- 1" high rib
- Replicates Standing Seam Panel for half the price
- Exposed Fastener, Low Profile Fastener available
- Applies over open frame, but solid substrate recommended
- Minimum roof slope: 3:12
- 30 colors available
- Drip Stop felt available

Testing & Approvals:

- UL790, Class A Fire Resistance
- UL2218 Class 4 Impact Resistance
- ASTM E 1646 Water Infiltration

Paint Specifications:

- BeckryTech Highly Durable Polyester System by Becker Paints
- All colors Energy Star approved
- The new textured BeckryTech finish now available in 8 leading colors

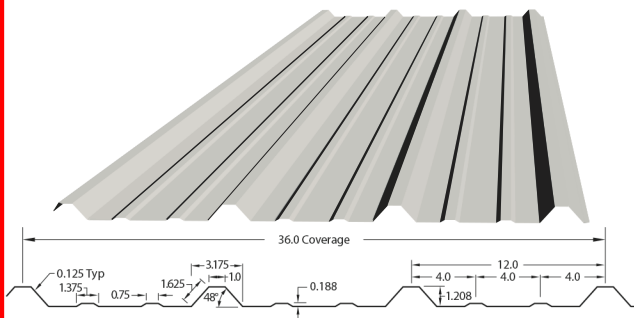


Summit Panel Specifications:

- 36" panel coverage
- 1/2" high rib
- Flat top rib on 6" centers
- Exposed fastened, low profile panel
- Applies over open framing or solid substrate
- Minimum roof slope: 3:12
- 30 colors available
- Drip Stop felt available

Substrate Specifications:

- 29 ga. (.0150"), ASTM A653, Grade 80, minimum spangle, G60 zinc-coated (galvanized) structural steel
- G100 galvanized available for animal confinement buildings



PBR Panel Specifications:

- 36" panel coverage
- 1-1/4" high rib
- Trapezoidal rib on 12" centers
- Exposed fastened, low profile panel
- Applies over open framing or solid substrate
- Minimum roof slope: 1:12
- 10 colors available
- Drip Stop felt available

Testing & Approvals:

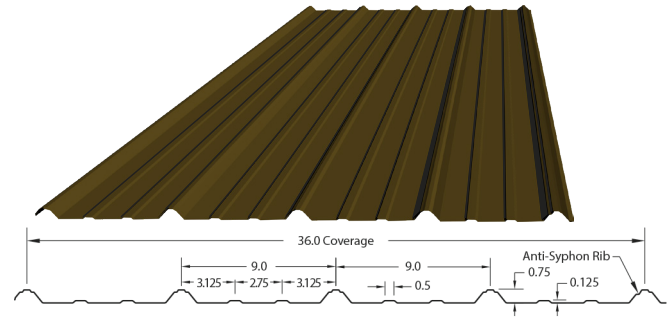
- UL 790, Class A Fire Resistance
- UL 2218 Class 4 Impact Resistance

Paint Specifications:

- BeckryTech Highly Durable Polyester System by Becker Paints
- All colors Energy Star approved

Substrate Specifications:

- 26 ga. (.0187), ASTM A653, Grade 80, minimum spangle, G60 zinc-coated (galvanized) structural steel
- G90 galvanized available for animal confinement buildings



Tuff-Rib Specifications

- 36" panel coverage
- 3/4" high rib
- Bell top trapezoidal rib on 9" centers
- Exposed fastened, low profile panel
- Applies over open framing or solid substrate
- Minimum roof slope: 3:12
- 28 colors available
- Drip Stop available

Testing & Approvals:

- UL 790, Class A Fire Resistance
- UL 2218 Class 4 Impact Resistance
- ASTM E 1646 Water infiltration

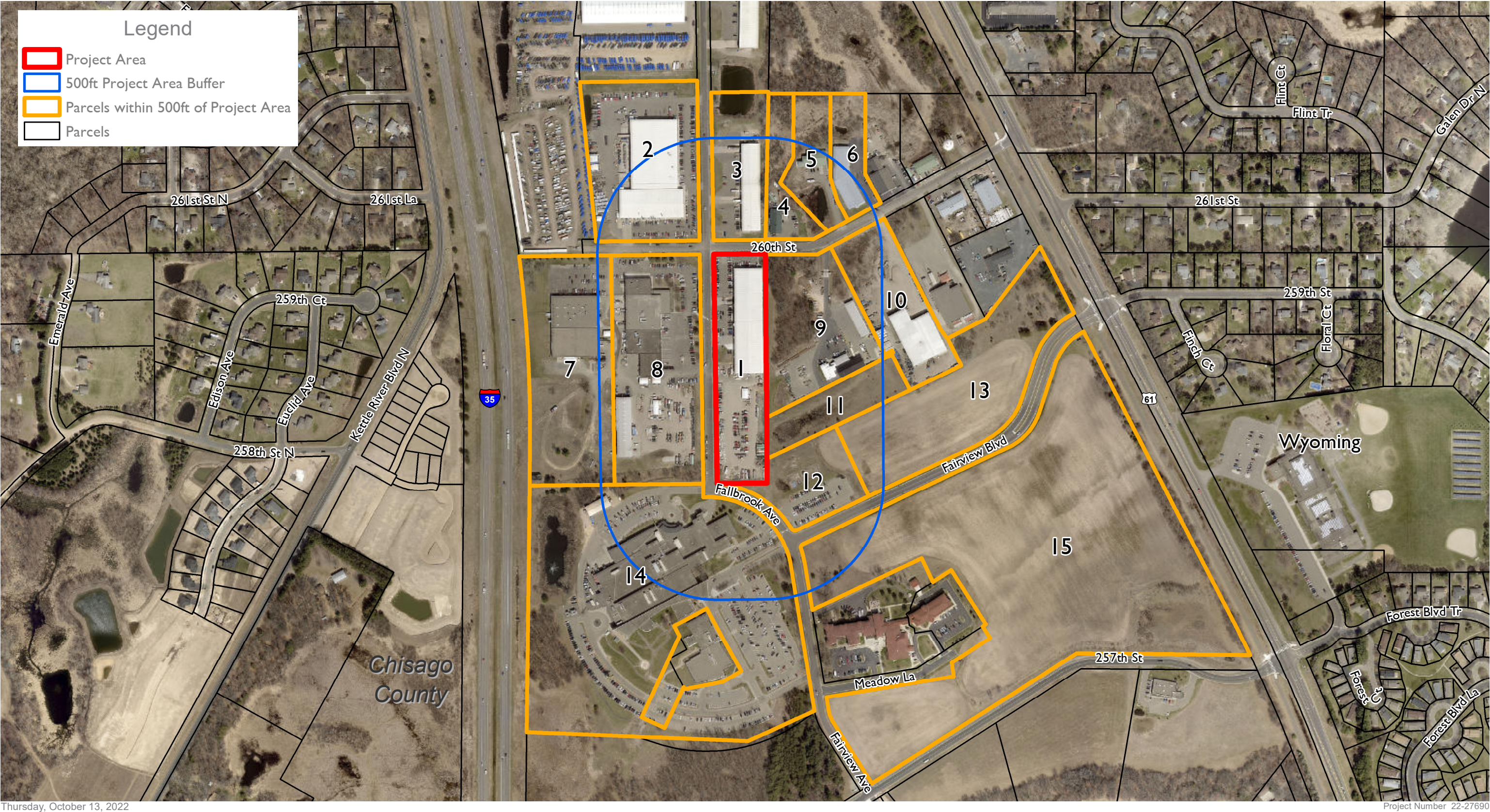
Paint Specifications:

- BeckryTech Highly Durable Polyester System by Becker Paints
- All colors Energy Star approved
- The new *Textured BeckryTech* finish now available in 8 leading colors

Substrate Specifications:

- 29 ga. (.0150), ASTM A653, Grade 80, minimum spangle, G60 zinc-coated (galvanized) structural steel
- G100 galvanized available for animal confinement buildings





Site Overview Map
Rosenbauer Stormwater Management
Wyoming, Chisago County, Minnesota

Source(s):
Orthophoto (Chisago County, 2022)
Parcels (Chisago County, 2022)



Planning Commission 2023 Accomplishments:

- ✓ Reviewed the Site Plan for Polaris parking lot addition
- ✓ Reviewed an Interim Use Permit for Secondary Solution for a home occupation
- ✓ Reviewed a Conditional Use Permit for Forest Lake Sportsman's Club
- ✓ Reviewed and approved Site Plan for Gregory Contracting building
- ✓ Reviewed and approved Final Plat of Mulroy Wildlife Estates
- ✓ Reviewed and approved Site Plan for addition at Commercial Plumbing and Heating
- ✓ Approved amendment to Architectural Standards Ordinance
- ✓ Reviewed and approved Conditional Use Permit and Site Plan for All-Safe Global

2024 Goals

- ☐ Rezoning of undeveloped land to match the Comprehensive Plan Land Use Map.
- ☐ Rezoning of developed land to match the Comprehensive Plan Land Use Map.
- ☐ Revise Zoning Ordinance to implement the Comprehensive Plan.
- ☐ Revised Zoning Ordinance to update legislative changes (variance standards, nonconformities, etc.) and address any issues that have materialized (typographical errors, accessory building setbacks, electronic vs. paper submittals, etc.) since it was last updated in 2009.
- ☐ _____
- ☐ _____
- ☐ _____