

**AGENDA
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
NOVEMBER 22, 2022
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 November 8, 2022.

SCHEDULED PUBLIC HEARINGS:

2. Variance: V-22-002; for Impervious Area & Architectural Standards Site Plan Review: Sp-21-004 – Rosenbauer Minnesota, LLC; Accessory Structure Location: 5201 260th Street Applicant: Emily Nepp, ISG for owner Rosenbauer Minnesota, LLC Property ID Number: 21.000468.32

NEW BUSINESS:

OLD BUSINESS:

COMMUNICATIONS:

UPDATES:

ADJOURN

UPCOMING:

Katies Glen - C.U.P. for a Planned Unit Development and Preliminary Plat & Comp Plan Update

**UNAPPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
NOVEMBER 8, 2022
8:00PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for November 8, 2022 to order at 8:00 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, Roger Carr, and Dan Iverson

ABSENT: None

Also Present: City Council Liaison Brett Ohnstad and Fred Weck, Zoning Administrator

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 October 11, 2022

A MOTION WAS MADE BY COMMISSIONER CARR, SECONDED BY COMMISSIONER WEST, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR OCTOBER 11, 2022, AS SUBMITTED.

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

SCHEDULED PUBLIC HEARINGS:

2. Rezoning: Z-22-03: Rural Residential II District (R2) to Rural Residential 1 District (R1)
Variance: V-22-001: Lot Width and Depth
Preliminary and Final Plats: D-22-012 and 013 – “Newman Estates”
Location: 5759 250th Street – southeast corner of 250th and Fondant Avenue
Applicant: Kelly Newman
Property ID Number: 21-11125.38

Zoning Official Weck gave an overview of the requests for rezoning, variance, and preliminary/final plat requests for property located at 5759 250th Street. He explained that staff recommends approval.

MOTION BY COMMISSIONER CARR, SECONDED BY COMMISSIONER NAUMANN, TO

OPEN THE PUBLIC HEARING AT 8:05 P.M.

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

Ray Horstman, 7575 250th, noted that he had a comment related to the property located at 7580 250th Street.

Chair Lobermeier explained that the Planning Commission was discussing 5759 250th Street right now and 7580 250th Street would be discussed next on the agenda.

MOTION BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER WEST, TO CLOSE THE PUBLIC HEARING.

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

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER CARR, TO RECOMMEND APPROVAL OF THE REZONING REQUEST: Z-22-03: RURAL RESIDENTIAL II DISTRICT (R2) TO RURAL RESIDENTIAL 1 DISTRICT (R1) FOR PROPERTY LOCATED AT 5759 250TH STREET – SOUTHEAST CORNER OF 250TH AND FONDANT AVENUE, PROPERTY ID NUMBER: 21-11125.38.

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

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER CARR, TO RECOMMEND APPROVAL OF THE VARIANCE REQUEST: V-22-001: FOR LOT WIDTH FOR LOT 1, BLOCK 1, OF 190 FEET, FOR PROPERTY LOCATED AT 5759 250TH STREET – SOUTHEAST CORNER OF 250TH AND FONDANT AVENUE, PROPERTY ID NUMBER: 21-11125.38.

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

MOTION BY COMMISSIONER CARR, SECONDED BY COMMISSIONER NAUMANN, TO RECOMMEND APPROVAL OF THE VARIANCE REQUEST: V-22-001: FOR LOT DEPTH, FOR LOT 2, BLOCK 1 OF 190 FEET, FOR PROPERTY LOCATED AT 5759 250TH STREET – SOUTHEAST CORNER OF 250TH AND FONDANT AVENUE, PROPERTY ID NUMBER: 21-11125.38.

Voting Aye: West, Carr, Naumann, Iverson, and Lobermeier
Voting Nay: None

Abstain: *None*
Absent: *None*

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER NAUMANN, TO RECOMMEND APPROVAL OF PRELIMINARY PLAT: D-22-012 AND D-22-013 “NEWMAN ESTATES” FOR PROPERTY LOCATED AT 5759 250TH STREET – SOUTHEAST CORNER OF 250TH AND FONDANT AVENUE, PROPERTY ID NUMBER: 21-11125.38, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. ALL REQUIRED LOCAL, STATE AND/OR FEDERAL PERMITTING MUST BE OBTAINED.**
- 2. COMPLIANCE WITH ANY ENGINEERING COMMENTS PROVIDED ON THE MARKED-UP PLAT DRAWINGS.**
- 3. BOTH THE REZONING AND THE TWO VARIANCE REQUESTS ARE APPROVED BY THE PLANNING COMMISSION.**

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

MOTION BY COMMISSIONER CARR, SECONDED BY COMMISSIONER IVERSON, TO RECOMMEND APPROVAL OF FINAL PLAT: D-22-012 AND D-22-013 “NEWMAN ESTATES” FOR PROPERTY LOCATED AT 5759 250TH STREET – SOUTHEAST CORNER OF 250TH AND FONDANT AVENUE, PROPERTY ID NUMBER: 21-11125.38, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. ALL REQUIRED LOCAL, STATE AND/OR FEDERAL PERMITTING MUST BE OBTAINED.**
- 2. COMPLIANCE WITH ANY ENGINEERING COMMENTS PROVIDED ON THE MARKED-UP PLAT DRAWINGS.**
- 3. BOTH THE REZONING AND THE TWO VARIANCE REQUESTS ARE APPROVED BY THE PLANNING COMMISSION.**

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

Chair Lobermeier noted that the Planning Commission was a recommending body and explained that these items will be on the City Council agenda for November 15, 2022 at 7:00 p.m.

- 3. Preliminary and Final Plats: D-22-014 and 015 – “Mayorga Meadows”**
Location: 7580 250th Street – between Hazel Avenue and Lake Boulevard/Highway 8
Applicant/Owner: Luis Reyes-Camacho on behalf of Noe Mayorga
Property ID Number: 21.10508.00

Zoning Official Weck explained the request to subdivide property at 7580 250th Street into two parcels and gave a brief overview of the application and the existing driveway location. He stated that the City Attorney has asked for a title commitment and noted that new easements will be necessary to allow for access to the new lot. Staff recommends approval with the conditions as listed in the staff report.

Kelly Jordan, surveyor for Widseth, explained that they had requested easement information from the title company when they started this process. He stated that what they sent was the deed and in the deed it mentions the 10 foot strip. He noted that there may not be a separate easement document, but they agree with Zoning Official Weck and are trying to get a title commitment from the title company. He stated that they also agree that they should rewrite a new easement to match the existing driveway location.

MOTION BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER CARR, TO OPEN THE PUBLIC HEARING AT 8:16 P.M.

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

Ray Horstman, 7575 250th Street, expressed concern about the roadway access being closed and referenced the public notice letter that was set out on October 24, 2022. He stated that the issues to him are related to the wetlands that have Sandhill cranes, pileated woodpeckers, deer, coyote, and raccoons. He stated that two homes have been added to Hazel in the last year, and is concerned that there are a few other larger lots on the nearby roadways and expressed concern about the septic tanks and drawing water from the pond that he dug about 20 years ago. He asked that Commission to go out and take a look and see how many houses are now on this roadway and consider the potential for the people that still have large lots here as well. He asked that they take into consideration possible environmental impacts on the wetlands in the area.

Karl Dahl, 7514 250th Street, stated that his concerns are similar to what Mr. Horstman had shared. He stated that they enjoy the wetlands and the property right now and explained that they are kind of putting the family farm back together. He stated that he has a lot of respect for people to be able to have property rights and explained his concerns were related to the fact that they are working to make this an organic farm and does not want water problems to be coming from the property. He stated that he does not have any problems with the home or the proposed development, but wants to make sure that the City gives thoughtful consideration to the soil, ditches, water shedding, and make sure that all of the water will be handled properly.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER CARR, TO CLOSE THE PUBLIC HEARING.

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

Zoning Administrator Weck explained that with regard to the wetlands, there will be no wetland impact and reviewed the setback requirements. He stated that when they apply for a building permit for the new home, they will be required to get additional permits such as from the watershed

district related to erosion control. He stated that the plans are for a standard septic system just like everyone else in the neighborhood. He noted that Mr. Horstman had mentioned the construction of the road and was referring to closing off access points, but that is part of the Highway 8 project, and not this development.

MOTION BY COMMISSIONER CARR, SECONDED BY COMMISSIONER NAUMANN, TO RECOMMEND APPROVAL OF PRELIMINARY PLAT D-22-014 AND D--22-015, "MAYORGA MEADOWS" LOCATED AT 7580 250TH STREET, PROPERTY ID NUMBER: 21.10508.00, SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THAT THE CITY ATTORNEY SHALL STATE WHETHER FEE SIMPLE TITLE TO THE PLATTED PROPERTY IS IN THE NAMES OF THE SUBDIVIDERS.**
- 2. ALL REQUIRED LOCAL, STATE AND/OR FEDERAL PERMITTING MUST BE OBTAINED.**
- 3. COMPLIANCE WITH ANY ENGINEERING COMMENTS PROVIDED ON THE MARKED-UP PLAT DRAWINGS.**
- 4. PRIOR TO RECORDING OF THE FINAL PLAT, THE APPLICANT SHALL CONFIRM THEY HAVE LEGAL ACCESS TO THE BUILDING SITE ON LOT 2 THROUGH THE EXISTING PRIVATE ACCESS EASEMENT AND ACCESS TO THE EXISTING, CONSTRUCTED DRIVEWAY. TO MAINTAIN THE EXISTING DRIVEWAY, THE PRIVATE DRIVE EASEMENT SHOULD BE MODIFIED, AND A SHARED DRIVEWAY AGREEMENT BE RECORDED WITH THE PLAT.**

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

MOTION BY COMMISSIONER CARR, SECONDED BY COMMISSIONER IVERSON, TO RECOMMEND APPROVAL OF FINAL PLAT OF MAYORGA MEADOWS LOCATED AT 7580 250TH STREET", SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THAT THE CITY ATTORNEY SHALL STATE WHETHER FEE SIMPLE TITLE TO THE PLATTED PROPERTY IS IN THE NAMES OF THE SUBDIVIDERS.**
- 2. ALL REQUIRED LOCAL, STATE AND/OR FEDERAL PERMITTING MUST BE OBTAINED.**
- 3. COMPLIANCE WITH ANY ENGINEERING COMMENTS PROVIDED ON THE MARKED-UP PLAT DRAWINGS.**
- 4. PRIOR TO RECORDING OF THE FINAL PLAT, THE APPLICANT SHALL CONFIRM THEY HAVE LEGAL ACCESS TO THE BUILDING SITE ON LOT 2 THROUGH THE EXISTING PRIVATE ACCESS EASEMENT AND ACCESS TO THE EXISTING, CONSTRUCTED DRIVEWAY. TO MAINTAIN THE EXISTING DRIVEWAY, THE PRIVATE DRIVE EASEMENT SHOULD BE MODIFIED, AND A SHARED DRIVEWAY AGREEMENT BE RECORDED WITH THE PLAT.**

Voting Aye: West, Carr, Naumann, Iverson, and Lobermeier
Voting Nay: None

Abstain: None
Absent: None

NEW BUSINESS: NONE

OLD BUSINESS: NONE

COMMUNICATIONS:

Zoning Administrator Weck noted that Commissioner Carr had tendered his resignation earlier today.

Commissioner Carr explained that his last meeting will be November 22, 2022.

Chair Lobermeier reminded the Commission that he will not be in attendance at the November 22, 2022 meeting.

UPDATES:

A MOTION WAS MADE BY COMMISSIONER NAUMANN, SECONDED BY COMMISSIONER WEST, TO ADJOURN THE NOVEMBER 8, 2022 “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 8:29 PM.

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

**CITY OF WYOMING
PLANNING AND ZONING**

TO:	Planning Commission
DATE:	November 22, 2022
FROM:	Kim Lindquist, City Planner
	Fred Weck
RE:	Site Plan Review, Variance Application
APPLICANT:	Emily Nepp, ISG for the property owner
	Rosenbauer Minnesota, LLC
PROPERTY:	5201 260th Street, R.21.00468.32
FILE NO.:	SP-22-004, V-22-002

OVERVIEW

Rosenbauer Minnesota, LLC (“Applicant”) has requested review and approval of a Site Plan with variances that includes stormwater facility improvements on the existing site at 5201 260th Street. The site plan illustrates a planned basin expansion in the southeastern portion of the property, additional surfacing around the new basin, removal of concrete pavement in the southeastern portion of the property, and installation of a proposed temporary fabric storage structure.

In 2009, the site was granted a variance that permitted increased impervious surface coverage, and while some of the changes were instituted, the ponding expansion was never completed. Due to the time that has elapsed since the initial variance approval, that variance has become null and void, and the current owner is requesting a new impervious surface variance to complete the proposed changes. This variance would allow for an impervious surface coverage of up to 80%, an increase of 5% from the standard for industrially zoned areas set in Sec. 40 – 460 (4)(b) although consistent with the 2009 approval.

An additional variance is requested to allow for a temporary structure that does not meet the City’s exterior building standards. Specifically, the applicant is requesting the use of a temporary accessory structure covered in fabric, which is not listed as one of the permitted exterior building materials permitted within City Ordinance Sec. 40-451(2)(a).

The site is currently zoned as I-Industrial and the plan must meet I – Industrial Ordinance standards.

STAFF RECOMMENDATION

Based on staff’s analysis of the requests and the standards for approval, staff recommends that the variance request for exterior building standards be denied due to the lack of practical difficulties in meeting the ordinance requirements. In addition, the property in question is not being deprived of a reasonable use without the addition of a temporary fabric storage structure.

Staff recommends that the variance for impervious surface be approved, increasing the permitted impervious surface coverage to 80%. Accordingly, staff recommends that the Planning

Commission make a finding of fact in their recommendation to the Council that the impervious surface variance 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.

The requirements of Article III, Division 4 “Site Plan Review” as contained in the City of Wyoming Ordinances have been complied with. Accordingly, staff recommends approval of the site plan with the following conditions:

1. The site plan shall be revised to delete the proposed fabric temporary storage structure.
2. All required local, state and/or federal permitting must be obtained.
3. Compliance with any Engineering comments provided on the marked-up site plan drawings.
4. The hard surface coverage variance request is approved by the Planning Commission.
5. The property owner shall dedicate a drainage and utility easement over all stormwater management facility and enter into a stormwater maintenance agreement with the City of Wyoming regarding the facilities.

STAFF REVIEW

Comprehensive Plan and Zoning Review

The subject property is currently zoned I- Industrial, and it is guided as Light Industry and General Business in the City of Wyoming’s Comprehensive Plan. A temporary storage structure is a permitted accessory use in the I – Industrial District when defined as incidental light industrial use. The zoning and surrounding uses are as follows:

North – I - Industrial; Light Industry

South – OHC – Office and Health Care; Fairview Health Clinic

East – I – Industrial and OHC – Office and Health Care; Light Industry and Fairview Health Clinic

West – I – Industrial; Light Industry

This parcel is not located within either the Shoreland Management Overlay or a FEMA-designated floodplain area. In addition, there are no wetlands located on the parcel. The following table summarizes the regulations associated with the site, outlining the standards for property zoned as I - Industrial.

Zoning District	<u>I-Industrial</u>	<u>Proposed</u>
Lot Width	115 feet	222 feet
Lot Size	20,000 sq. ft.	215,357 sq. ft.
Front Yard Setback	Corner Lot Standards: Address Road - 25 feet Non-Address Road – 20 feet	Principal (Existing) – greater than 70 feet from both streets Accessory – greater than 75 feet from both streets
Side Yard Setback	Principal – 15 feet Accessory – 3 feet Parking Area – 15 feet	Principal (Existing) – 13 feet Accessory (Proposed) – 65 feet Parking Area (Existing) – 17 feet
Rear Yard Setback	Principal – 15 feet Accessory – 3 feet Parking Area – 15 feet	Principal (Existing) – 475 feet Accessory (Proposed) – 322 feet Parking Area (Existing) – 19 feet
Height	Accessory – 25 feet	Accessory (Proposed) – 21 feet
Impervious Surface Coverage	75%	80% requested

***Variance Required**

Roads and Traffic

There are no new public roads proposed as part of this site plan, and the current access onto the parcel from Fallbrook Avenue will remain. With the site plan consisting solely of a new storage facility and stormwater basin expansion, it is not anticipated that there will be an increase in traffic.

Drainage/Natural Resource/Wetlands

The proposed stormwater basin expansion is meant to allow for the property to comply with current stormwater management standards. Specifically, the proposed management practices and expansion will provide the appropriate water quality volume for the entire site up to the 80% impervious surface coverage requested in the application.

A variance is required to attain the 80% impervious surface.

Because of previous stormwater management practices and improvements on the property, a NPDES stormwater permit is not required. The site is not located within the Comfort Lake Forest Lake Watershed District, meaning that a CLFLWD permit is not required for this proposal. There is no floodplain in the area, so no floodplain permitting is required. With the increase in impervious surface, the applicant provided a stormwater management plan that met the standards set in the City Ordinances – if the proposed variance is approved.

Utilities

Municipal sanitary sewer and watermain services are currently available on this site.

Architecture

Per section 40-451(8), (d), 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. Fabric is not listed as an acceptable material in any class listing, necessitating the need for variance relating to exterior building materials. Another standard requires accessory building exterior finishes must match as closely as possible to the construction materials and appearance of the principal structure on the lot.

Variance Standards

The applicant is requesting two variances. One, is a variance permitting the temporary structure to consist solely of fabric, and not the required exterior building materials stated in Sec. 40-451(2)(a). The other, is a variance permitting the parcel to exceed impervious surface standards set in Sec. 40 – 460 (4), (b). The standard is 75% and the applicant is requesting a 5% increase to 80% - the current site has over 77% impervious surface coverage.

The City of Wyoming Zoning Ordinance Section 40 – 120, (5), and Minnesota State Statute 462.357 specify the following criteria must be met in order to grant a variance. The criteria with analysis is provided below for both the exterior building materials and the impervious surface.

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

Exterior Building Materials: The property is currently being put to a reasonable use without a temporary storage facility. Despite the market-related concerns facing the applicant, the lack of a temporary storage facility is not depriving the property of its reasonable use.

Impervious Surface: The impervious surface variance would allow for the property to improve their stormwater management as originally planned. This proposal is consistent with the general purpose of the I-Industrial District.

(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.

Exterior Building Materials: While supply chain issues may require the property owner to store more materials on-site than was originally planned, this circumstance is not specific to this property – and may apply to many local businesses.

Impervious Surface: Due to the specific circumstances of the prior variance process and previous stormwater improvements, the existing impervious surface coverage on the property is already well above the permitted standard, and the requested variance will allow for the property owner to make changes to their stormwater management.

(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.

Exterior Building Materials: The applicant is not being deprived of any right commonly enjoyed by other properties in the same district. All properties in the I-Industrial district have the same exterior building materials standards.

Impervious Surface: The applicant is seeking to make stormwater management improvements, which is consistent with the goals of the ordinance and consistent with requirements for properties in the industrial districts. .

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

Exterior Building Materials: While the economic factors requiring additional on-site storage are not a result of any actions from the applicant – there are no special conditions or circumstances that require the use of a fabric-based temporary structure instead of one that meets building material standards.

Impervious Surface: The impervious surface variance is a result of existing conditions, and the applicant is proposing to improve their overall stormwater management.

(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.

Exterior Building Materials: The proposed variance would grant the property an advantage that others do not have, the ability to store their materials and goods in a fabric structure that does not meet the relevant architectural standards.

Impervious Surface: The proposed variance would not grant the property a special privilege.

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

The requested variances for exterior building materials and impervious surface coverage are the minimum variances necessary to alleviate the hardship.

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

The variances requested would not be detrimental to the purposes of the ordinance or to any property in the same zone.

(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.

Exterior Building Materials: Economic circumstances are a consideration in the granting of this request, as reasonable use of the property exists under the terms of the ordinance.

Impervious Surface: Economic conditions or circumstances alone are not the only consideration for granting of the variance, as existing conditions on the property require the variance to make the proposed improvements.

(i) 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.

This property is not located in the Floodplain District.

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

This criterion is not relevant to the applied variances.

Site Plan Review Standards

In accordance with Sec. 40-86, the following criteria shall be considered during the Site Plan review application process:

- (1) Consistency with the various elements and objectives of the City's long range plans, including, but not limited to, the Comprehensive Plan;
- (2) Consistency with the purposes of this Code;
- (3) Preservation of the site in its natural state, insofar as practicable, by minimizing tree and soil removal, and designing any grade changes so as to be in keeping with the general appearance of neighboring developed or developing areas;
- (4) Creation of a harmonious relationship of buildings and open spaces with the terrain and with existing and future buildings having a visual relationship to the proposed development;
- (5) Creation of a functional and harmonious design for structures and site features including;
 - (a) Creation of an internal sense of order for the various functions and buildings on the site and provision of a desirable environment for occupants, visitors and the general community;
 - (b) Appropriateness of the amount and arrangement of open space and landscaping to the design and function of the development;
 - (c) Appropriateness of the materials, textures, colors and details of construction as an expression the design concept of the project and the compatibility of the same with the adjacent and neighboring structures and functions; and
 - (d) Adequacy of vehicular, cycling and pedestrian circulation, including walkways, interior drives and parking, in terms of location and number of access points to the public streets, width of interior drives and access points, general interior circulation, separation of pedestrian, cycling and vehicular traffic and arrangement and amount of parking so as to be safe, convenient and, insofar as practicable, compatible with the design of proposed buildings, structures and neighboring properties.
- (6) Creation of an energy-conserving design through design, location, orientation and elevation of structures, the use and location of glass in structures, and the use of landscape materials and site grading;

(7) Protection of adjacent and neighboring properties through reasonable provisions for such matters as surface water drainage, sound and sight buffers, preservation of views, light and air, and those aspects of design, not adequately covered by other regulations, which may have substantial effects on neighboring land uses.

These criteria are met.

Next Steps

The City Council will review the Planning Commission's Site Plan and variance review at the next regularly scheduled meeting.



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: 5201 260th Street, Wyoming, MN. 55092

Applicant(s): Name(s) Emily Nepp - ISG on behalf of Rosenbauer Minnesota, LLC

Address 115 East Hickory Street + Suite 300

City Mankato State MN Zip 56001

Phone Number 507-387-6651 Email emily.nepp@isginc.com

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

Name(s) Rosenbauer Minnesota, LLC - Dustin Willert

Address 5181 260th Street

City Wyoming State MN Zip 55092

Phone Number 651-983-0689 Email dwillert@rosenbaueramerica.com

Signature of owner(s) [Signature] Date 10/25/2022

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

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

Signature of applicant(s) Emily Nepp Date 10/28/2022

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 # _____

Date Application Received ____/____/____

Date Complete Application Received ____/____/____

60 Days ____/____/____

By: _____

Official

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

Date Paid ____/____/____

Check # _____

Revised 07/28/22



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 10/25/2022

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 a fabric structure and increased impervious surface on the site

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 10/28/2022

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 # _____

Date Application Received ____/____/____

Date Complete Application Received ____/____/____

60 Days ____/____/____

By: _____
Official

Fee \$220.00 + Escrow \$750.00

Date Paid ____/____/____

Check # _____

Revised 07/27/22

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 a fabric structure & increased impervious surface on the site

City Ordinance Section number: Division 5, Section 40-451 (2) A
Division 6, Section 40-460 (4) B

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: See attached narrative.

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: See attached narrative.

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: See attached narrative.

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: See attached narrative.

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. See attached narrative.

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: See attached narrative.

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: See attached narrative.

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: See attached narrative.

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? _____

OCTOBER 28, 2022

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



RE: SITE PLAN & VARIANCE NARRATIVE
ROSENBAUER AMERICA - WYOMING, MINNESOTA

Fred,

Thank you for reviewing the attached Site Plan and Variance Applications and associated materials in support of improvements at the Rosenbauer site in Wyoming, Minnesota which are outlined in further detail within the following narrative.

Started in 1866, Rosenbauer is a family-owned business, and is the world's largest manufacturer of fire safety equipment and a global leader in firefighting technology. They produce more than 2,000 vehicles annually worldwide, including more than 700 in North America. Rosenbauer stands by their core values of family, ethics, teamwork, accountability, and passion. At the Wyoming, Minnesota location, Rosenbauer provides jobs for 475 employees and operates from 5AM-5PM. The specific scope outlined within this narrative is not anticipated to impact hours of operation or employee count.

PROJECT DESCRIPTION

The currently proposed project is two-fold. Ultimately, the owner's most urgent priority is to protect the materials stored on-site which are used in the manufacture of public safety vehicles from degradation caused by pending winter conditions. In order to meet this urgency, Rosenbauer is proposing a temporary fabric structure while also working to update the site per previous conditions of approval.

Improvements at the Rosenbauer site were first initiated in 2009. While this work was generally unrelated to the currently proposed scope, it involved a variance for impervious surfacing which was conditionally approved in conjunction with stormwater improvements. However, the stormwater improvements were not fully approved or executed at that time. Rosenbauer management has since changed, and a new engineer has been brought on-board to help correct shortcomings of the previous site plans and to bring the stormwater facilities into compliance.

Rosenbauer's goal is to proceed in accordance with appropriate codes and conditions moving forward, and preliminary plans are being submitted to illustrate Rosenbauer's commitment to follow through on the original conditions of the impervious surfacing variance approval. These plans and the corresponding stormwater memo provide the information needed to show compliance and how that compliance will be achieved with the proposed design.

Rosenbauer is applying for two separate variances outlined below for a new fabric structure and additional impervious surface on the Rosenbauer site. The proposed new fabric structure will store sheet metal, aluminum, and extrusion using cantilever racks. No hazardous materials will be stored in this area. The structure is ready to assemble and is a common solution for overflow materials storage in the manufacturing industry. Stormwater improvements are also being proposed along with the

impervious surface request to address water quality volume to treat the entire site for 80% impervious using current MPCA standards.

IMPERVIOUS SURFACE VARIANCE

DIVISION 7. VARIANCES Sec. 40 – 120. Procedure

Rosenbauer is requesting review and renewal of a previous conditionally approved variance from Division 6, Section 40-460 (4) B to increase the allowable impervious area. Re-review and renewal of the variance is required since the stormwater design was not fully approved nor constructed when the project was originally initiated in 2009.

Since that time, a new engineering team specializing in stormwater has been brought on to provide plans to bring the site into compliance with the previous conditionally approved variance. A site plan review application is being submitted in conjunction with this variance request to illustrate the owner's commitment to follow through on the conditions outlined.

Currently, the site contains 77.2% impervious area with two infiltration basins, one along the southeast side of the site and one on the west side of the building. The south lot drains to the north away from the roadway. Rosenbauer is requesting renewal of a variance for 80% impervious surface area with the renewed condition for meeting the previously stipulated water volume requirements as shown in the attached plans. These plans show a southward expansion of the southeast basin to make it large enough to provide treatment for the entire site.

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

Rosenbauer is requesting a variance to allow 80% impervious surfacing with the condition that a new design is being submitted to provide water quality volume to treat the entire site for 80% impervious using current MPCA standards.

Without the variance, the existing site which contains 77.2% impervious surfacing, cannot be reasonably brought into compliance. The variance will provide an avenue for the improvements to be completed per the original conditions set forth by the City.

(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.

Due to extraordinary circumstances surrounding current supply chain issues, Rosenbauer is experiencing challenges in the ability to obtain materials used in the manufacturing of fire safety vehicles.

Therefore, the owner needs to keep a greater volume of stock and materials on-hand to meet the on-going demands of their customers. This has necessitated the owner's request to allow a temporary fabric structure to store a greater volume of materials with protection from the elements which would otherwise degrade their use and function.

Like other vendors and manufacturers nationwide, the owner has had no control over current supply chain deficiencies; however, with the help of the City, Rosenbauer can move swiftly in an attempt to weather these unforeseen supply chain limitations.

It is understood that the existing impervious surfacing issue needs to be resolved prior to being permitted to move forward with any projects on-site. The current Rosenbauer facilities management team is committed to following all regulations and conditions associated with the requested variance and has enlisted an engineering team to fully execute design to the City's approval.

(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.

Denial of the requested variance poses an unsurmountable hurdle to the owner in moving forward with projects necessary for the protection of additional stock they are currently required to keep on-hand to contend with the impacts of nationwide supply chain issues (i.e. adequate sheltering of materials). Rosenbauer is proactively providing a compliant site plan that addresses the non-compliance of the previous plan, and they are fully committed to following through with steps required and conditions set forth by the City.

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

The special nature of moving newly manufactured fire trucks around a site requires a greater degree of impervious surfacing than would typically be required by other industrial uses. Rosenbauer's goal is to proceed in accordance with appropriate codes and conditions moving forward and preliminary plans are being submitted to illustrate their commitment to follow through accordingly.

(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 applicant is providing a drainage plan that will meet engineering standards and provide water quality volume to treat the entire site for 80% impervious using current MPCA standards; therefore, this standard is being met. Rosenbauer is fully committed to following through with steps required and conditions set forth by the City.

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

Without the variance, the existing site which contains 77.2% impervious surfacing, cannot be reasonably brought into compliance. The variance will provide an avenue for the improvements to be completed per the original conditions set forth by the City.

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

The proposed scope of work which includes an expansion to an infiltration basin, additional impervious surface, and updated water quality volume will improve the overall stormwater conditions. There would be no disruption or negative impacts to surrounding properties.

(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 variance would allow Rosenbauer to comply with all regulations and conditions. Denial of the requested variance poses a tremendous hurdle to the owner in moving forward with projects necessary for their continued operation and protection of additional stock they are currently required to keep on-hand to contend with the impacts of nationwide supply chain issues.

(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.

FABRIC STRUCTURE VARIANCE

The proposed temporary fabric structure stands at 40'W x 70'L x 21'H and is a double truss arch shelter. It is constructed using a fabric tension system with a galvanized frame and components. It offers protection from both high winds and snow loads. Rosenbauer plans to use the structure to store sheet metal, aluminum, and extrusion using cantilever racks. The structure comes ready-to-assemble and is a viable solution for overflow materials storage in the manufacturing industry.

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

It is not reasonable for Rosenbauer to store materials used in the manufacture of safety vehicles outdoors due to degradation experienced from exposure to the elements. Due to current supply chain issues, Rosenbauer must keep more material stock on hand to meet manufacturing demands based on difficulties procuring materials. Rosenbauer has a backlog of over 400 days despite expanding their vendor selection in an effort to obtain adequate material quantities. Again, this has forced them to have to purchase materials wherever they can find them in order to have enough on hand when needed. Therefore, Rosenbauer needs additional storage capacity to store supplies needed to continue manufacturing custom public safety vehicles. This is a temporary solution to meet current conditions beyond their control.

(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 structure is needed to store materials that will be used to manufacture public safety equipment. Due to extraordinary circumstances concerning current supply chain challenges, the owner needs to keep a greater volume of stock and materials on hand to meet demands of their clients. For this reason, they are requesting a variance that will keep their materials protected from the elements while still allowing them to be available as needed for production. Prior to the nationwide supply issues currently being experienced, the owner did not need to keep the high volume of materials available on site as they could be ordered and shipped to the site at the opportune time for use. Since they need to keep a higher volume of stock on hand to accommodate ongoing orders for safety vehicles, a structure is needed to keep them out of inclement weather. It is necessary to protect the integrity of the materials used to manufacture these vehicles.

(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.

Denial of the requested variance poses a hurdle to the owner for the protection of temporary additional stock that they are currently required to keep on hand to meet their manufacturing demands in light of current supply chain issues. It is the owner's intent that this is a temporary solution to combat current supply chain issues. Should the need of additional permanent space become necessary, the owner intends to meet the requirements of Division 5, Section 40-451 (2) A with a permanent structure.

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

The owner's request for this variance is primarily due to needing to compensate for supply chain issues to meet customer demands which require them to keep more stock on hand to ensure availability. This temporary structure is needed to protect manufacturing materials from degradation due to exposure of the elements.

(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 owner is not asking for special privilege. In contrast, they are asking for the ability to protect the materials necessary for their business to operate amid unprecedented supply chain issues. It is the owner's intent that this is a temporary solution to combat current supply chain issues. Should the need of additional permanent space become necessary, the owner intends to meet the requirements of Division 5, Section 40-451 (2) A with a permanent structure.

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

The structure is a temporary solution to help protect the materials needed to continue production of public safety vehicles. The proposed fabric structure is the minimum viable solution available to alleviate the anticipated temporary hardship.

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

The proposed structure is constructed with 18 oz. translucent, flame resistant, mold, mildew, and UV resistant vinyl. It will provide adequate sheltering necessary to prevent degradation of materials. Though the length of time supply chain issues will persist is unknown, it is anticipated that this structure would be a temporary solution, which is reflected in the typical lifecycle expectancy of the selected structure. However, it is the intent of Rosenbauer that a fully code compliant permanent facility solution will be explored in the future should conditions warrant a continued need for increased materials storage capacity.

Granting the proposed variance will not be detrimental to the purposes of this ordinance or to nearby properties. The variance will allow a community safety-focused business to continue to operate to the best of their ability despite challenges beyond their control and will permit them to adequately protect the materials used to manufacture these important safety vehicles.

(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.

Due to current supply chain issues affecting the nation, Rosenbauer has experienced great difficulty in obtaining the materials needed to satisfy customer demand for production of public safety vehicles. They have expanded their vendor selection in an effort to procure materials more readily; however, they have continued to face obstacles. They are currently experiencing a backlog of over 400 days due to inability to obtain an adequate quantity of materials as needed. With temporary additional storage capacity to shelter a greater quantity of supplies as they become available, they will be better poised to meet customer demand for public safety vehicles, which has not dwindled with supply chain issues.

(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,

A handwritten signature in black ink that reads "Emily Nepp". The signature is written in a cursive, flowing style.

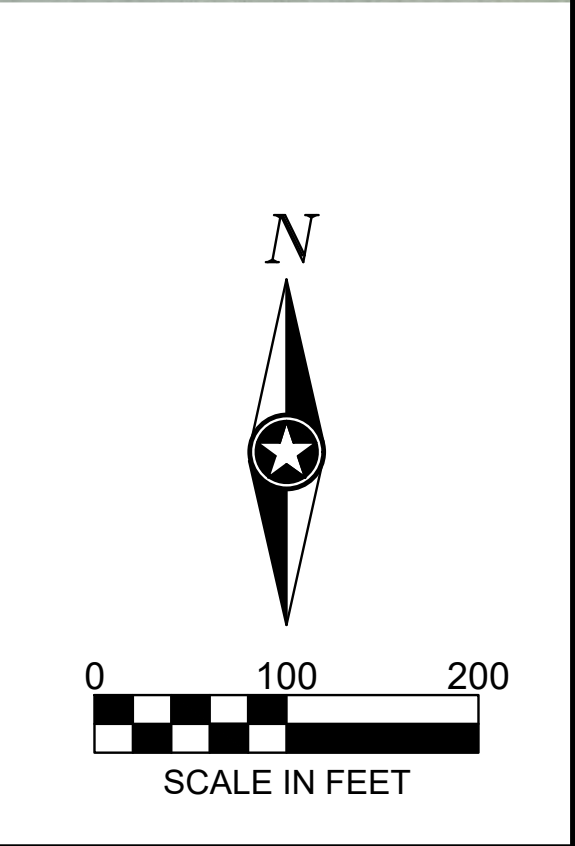
Emily Nepp

Project Coordinator

Emily.Nepp@ISGInc.com



1000



PLOT DATE: 10/28/2022 3:57 PM

EROSION CONTROL QUANTITIES			
ITEM NO.	DESCRIPTION	UNITS	QUANTITY
2575.504	EROSION CONTROL BLANKET, CATEGORY 20	SY	1,347

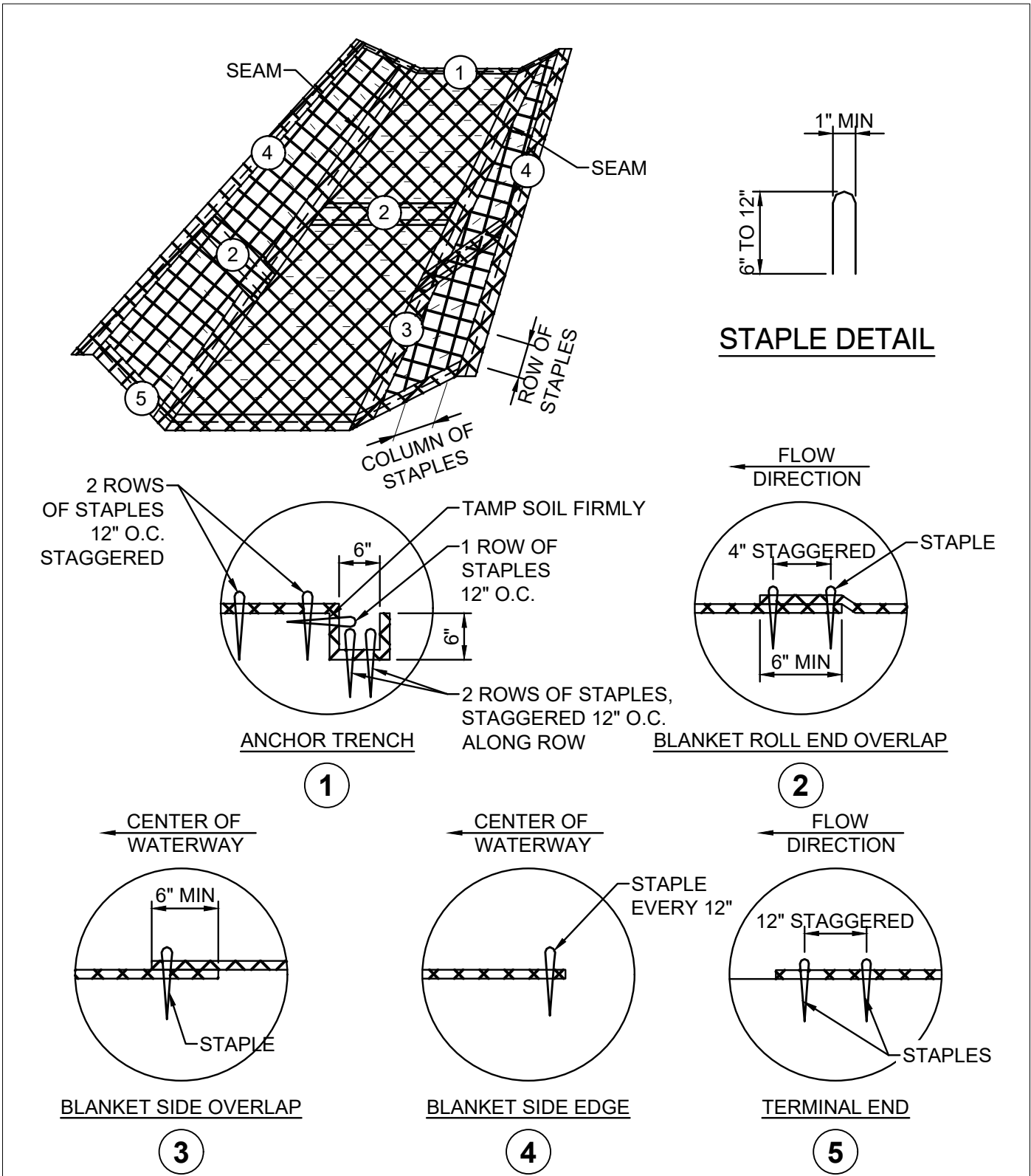
QUANTITIES ARE FOR INFORMATIONAL PURPOSES TO MEET THE REQUIREMENTS OF THE CONSTRUCTION STORMWATER PERMIT. NO GUARANTEE IS MADE TO THE ACTUAL QUANTITIES REQUIRED.

GRADING LEGEND	
	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)
	PROPOSED SPOT ELEVATION
	PROPOSED TOP BACK OF CURB SPOT ELEVATION

GENERAL GRADING NOTES	
PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.	

SITE RESTORATION AND PLANTING PLAN LEGEND			
SYMBOL	DESCRIPTION	UNITS	QUANTITY
	MDOT - 33261 STORMWATER SOUTH AND WEST	SF	16,037
THE QUANTITIES SHOWN ARE TOTAL FOR THE ENTIRE PROJECT NOT SPECIFIC TO THIS SHEET. *SHALL MEET MNDOT SPECIFICATION 3876. SEED SHALL BE PLACED IN ACCORDANCE WITH MNDOT 2575. TEMPORARY EROSION CONTROL MEASURES, INCLUDING PERIMETER CONTROL AND INLET PROTECTION MUST BE MAINTAINED UNTIL FINAL STABILIZATION MEASURES ARE IN PLACE AND APPROVED BY THE OWNER'S REPRESENTATIVE. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR ADDITIONAL INFORMATION.			

FALLBROOK AVENUE NORTH



EROSION CONTROL BLANKET INSTALLATION

NTS

NOTES:

INSTALL EROSION CONTROL BLANKET (ECB) OVER WATERWAYS AS SHOWN IN THE STORM WATER POLLUTION PREVENTION PLAN.

THE ECB SHALL CONFORM TO MNDOT STANDARD SPECIFICATIONS SECTION 3865.

PREPARE SOIL PRIOR TO INSTALLING ECB, INCLUDING SEEDING AND FERTILIZING.

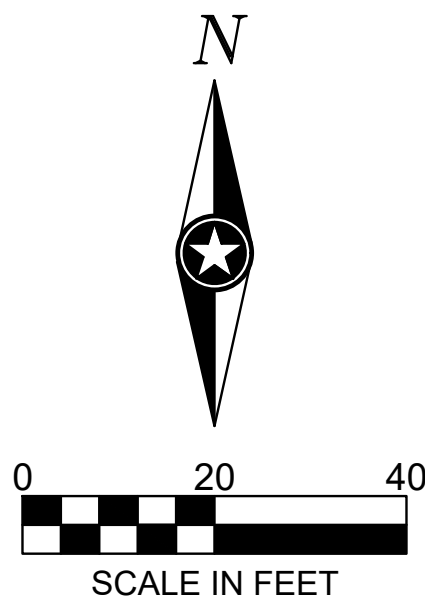
THE ECB SHALL BE PLACED IN FIRM CONTACT WITH THE SOIL AND NOT BE ALLOWED TO BRIDGE OVER SURFACE IRREGULARITIES. THE MAT SHALL NOT BE STRETCHED.

START LAYING THE MATS BY ROLLING CENTER MAT IN THE DIRECTION OF FLOW, CENTERED ON THE CENTERLINE OF WATERWAY. THERE SHALL NOT BE AN OVERLAP OF MATS AT THE CENTER OF THE WATERWAY.

THE ECB SHALL BE ANCHORED, OVERLAPPED, AND STAPLED ACCORDING TO MANUFACTURER'S INSTRUCTIONS. IF NO MANUFACTURER'S INSTRUCTIONS ARE AVAILABLE, INSTALL THE MAT AS FOLLOWS.

STAPLES SHALL BE "U" SHAPED, 0.12" DIAMETER WIRE OR GREATER (#11 GAUGE). (SEE STAPLE DETAIL FOR DIMENSIONS)

- BURY UPSTREAM END OF MAT IN A TRENCH 6" WIDE BY 6" DEEP AND STAPLED IN STAGGERED ROWS ACROSS THE WIDTH AS SHOWN IN DETAIL 1.
- FOR JOINING ENDS OF ROLLS, OVERLAP END OF UP SLOPE MAT A MINIMUM OF 6" OVER DOWN SLOPE MAT (SHINGLE STYLE). USE A DOUBLE ROW OF STAGGERED STAPLES 4" APART, AS SHOWN IN DETAIL 2.
- MATS ON SIDE SLOPES SHALL OVERLAP A MINIMUM OF 6" OVER THE MAT BELOW (SHINGLE STYLE). STAPLE OVERLAP AT 12" INTERVALS. (SEE DETAIL 3)
- THE OUTER EDGE ALONG SIDES OF THE MAT SHALL BE STAPLED EVERY 12". (SEE DETAIL 4)
- STAPLES ARE TO BE PLACED ALTERNATELY IN COLUMNS (IN THE DIRECTION OF THE WATERWAY) 2' APART AND IN ROWS (ACROSS THE WATERWAY) 3' APART THROUGHOUT THE AREA COVERED BY THE ECB.
- DOWNSTREAM (TERMINAL) END OF BLANKET SHALL BE STAPLED WITH A DOUBLE ROW OF STAGGERED STAPLES 12" APART. (SEE DETAIL 5)



I 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.
REESE SUDTELGTE

DATE: 10/28/22 LIC. NO. 54243

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

PROJECT

ROSENBAUER AMERICA

BASIN EXPANSION

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	27690
FILE NAME	27690 CO-SITE
DRAWN BY	MLT
DESIGNED BY	MLT
REVIEWED BY	RAS
ORIGINAL ISSUE DATE	10/28/22
CLIENT PROJECT NO.	-

TITLE
EROSION CONTROL PLAN
SHEET
1
OF 4

PRELIMINARY NOT FOR CONSTRUCTION



REMOVAL LEGEND

SYMBOL	DESCRIPTION
	REMOVE CONCRETE PAVEMENT

CONTRACTOR SHALL VERIFY EXISTING PAVEMENT SECTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.



I 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.

REESE SUDTELGTE

DATE: 10/28/22 LIC. NO. 54243

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PROJECT

ROSENBAUER AMERICA

BASIN EXPANSION

WYOMING MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

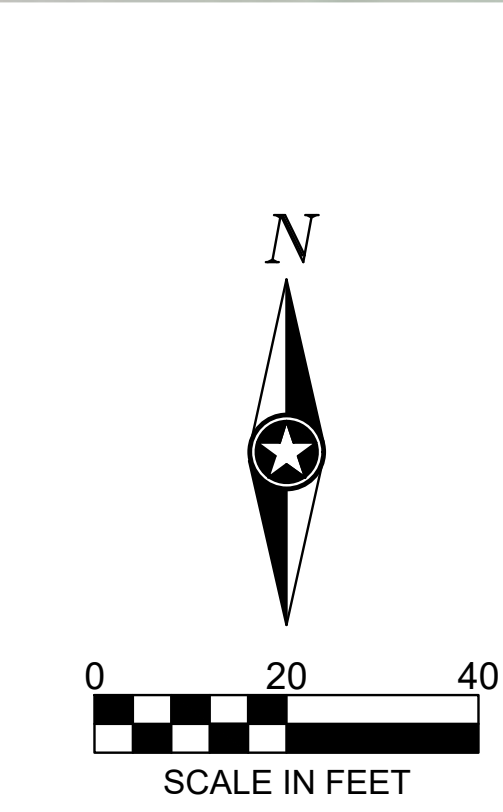
PROJECT NO.	27690
FILE NAME	27690 CO-SITE
DRAWN BY	MLT
DESIGNED BY	MLT
REVIEWED BY	RAS
ORIGINAL ISSUE DATE	10/28/22
CLIENT PROJECT NO.	-

TITLE

EXISTING SITE & REMOVAL PLAN

SHEET

2 OF 4



GRADING LEGEND

	EXISTING CONTOUR (MINOR INTERVAL)
	EXISTING CONTOUR (MAJOR INTERVAL)
	PROPOSED CONTOUR (MINOR INTERVAL)
	PROPOSED CONTOUR (MAJOR INTERVAL)
	PROPOSED SPOT ELEVATION
	PROPOSED TOP BACK OF CURB SPOT ELEVATION

GENERAL GRADING NOTES

PROPOSED CONTOURS SHOW FINISHED GRADE ELEVATIONS. BUILDING PAD AND PAVEMENT HOLD DOWNS ARE NOT INCLUDED. WHEN CONSTRUCTING BUILDING PADS WITH A HOLD DOWN, GRADE AREAS TO ENSURE POSITIVE BUILDING PAD DRAINAGE.

PAVEMENT LEGEND

SYMBOL	DESCRIPTION
	AGGREGATE SURFACING

Stormwater Management Comments

- Provide a drainage area map for the pre-addition condition (if possible with an aerial showing this condition without the gravel parking lot for clarity).
- The total amount of impervious used to determine the volume control requirements should be noted in the volume control section for confirmation on basin design.
- Provided water quality volume should only be counted up to the overflow elevation of the basin (907.5 - volume of 21,181 cf). This still meets requirements but should be updated for documentation purposes.
- The MSE 3 rainfall distribution should be used rather than the Type II rainfall distribution.

Include information on the existing building elevations surrounding the basin to confirm freeboard requirements are met.

Note EOF elevation on plans. Where does the EOF discharge to?

Add HWL of infiltration basin to plans

How is pretreatment being provided for the infiltration basin? Vegetated filter strip?

It appears the basin is being expanded into an area that was likely compacted when it was used for parking. How will this area be decompacted to allow for infiltration?



I 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.
REESE SUDTELGTE

DATE: 10/28/22 LIC. NO. 54243

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PROJECT
ROSENBAUER AMERICA
BASIN EXPANSION

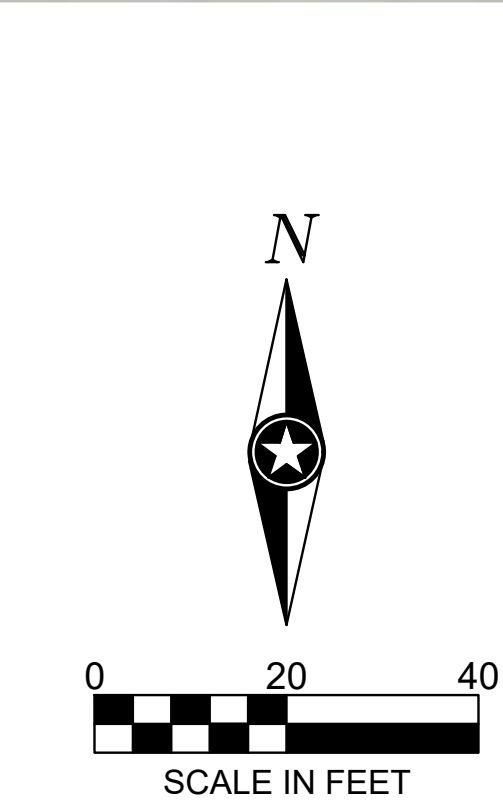
WYOMING MINNESOTA

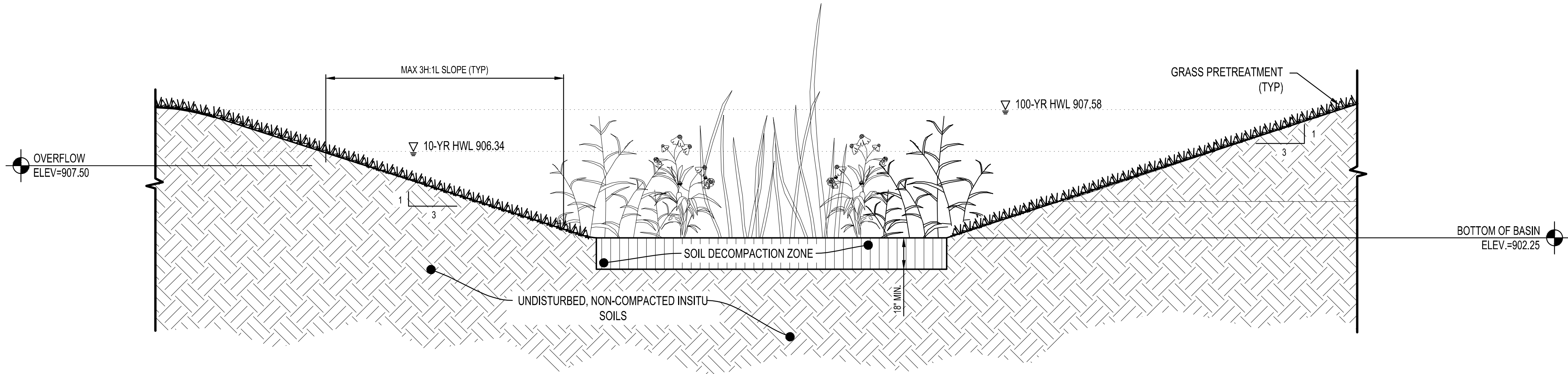
REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	27690
FILE NAME	27690 CO-SITE
DRAWN BY	MLT
DESIGNED BY	MLT
REVIEWED BY	RAS
ORIGINAL ISSUE DATE	10/28/22
CLIENT PROJECT NO.	-

TITLE
SITE & GRADING PLAN

SHEET
3 OF 4





INFILTRATION BASIN

NTS

INFILTRATION BASIN CONSTRUCTION:

- A. Work Shall Include - All excavation and construction as outlined in the plans, specifications and details pertaining to the construction of the infiltration basin.
- B. The Contractor shall ensure that the infiltration basin is not used as a sediment trap during construction and that no runoff enters the basin prior to the completion of construction and complete stabilization of surrounding areas draining to the basin. All upland drainage must be diverted to prevent runoff from entering the infiltration basin work area including bypass pump of stormwater and shall be incidental.
- C. Any corrective action necessary to ensure that the infiltration basin operates as designed is incidental to construction of the infiltration basin and shall be performed at no cost to the owner.

BASIN PLANTINGS:

- A. Refer to SWPPP Plan Sheet for planting plan.
- B. If Contractor elects to use plugs, a planting layout must be submitted to the Engineer for review. Plant spacing shall not be less than one plant per two square feet.

INFILTRATION BASIN CONSTRUCTION SEQUENCE:

- A. The Contractor shall survey and mark infiltration basin area to keep all construction traffic, equipment and material stockpiles out of the proposed infiltration area.
- B. Silt fence, bio rolls or other perimeter control devices shall be installed around the perimeter of the infiltration basin during all phases of construction to prevent both traffic and sediment from entering the area.
- C. Infiltration basin shall be constructed at the end of the project after all surrounding areas draining to the basin are fully stabilized.
- D. During basin construction, only low ground pressure earth moving equipment with tracks shall be used. No rubber tire equipment will be allowed within the infiltration area, unless working from a pavement outside of the infiltration area.
- E. Any sediment build up in the infiltration basin must be removed prior to final grading.
- F. After final grading, the basin's floor shall be ripped or tilled to a depth of at least 18 inches to provide a well-aerated, porous surface. Smearing of the soil in the basin shall be avoided. If smearing does occur, it shall be corrected by raking or re-tiling/ripping of the basin. Amend the top 4 inches of the basin bottom with a topsoil/sand mix conducive for drainage and growing media.
- G. Immediately following infiltration basin construction, the entire basin shall be planted or seeded and stabilized as indicated in the plans. Infiltration basin MUST be fully stabilized prior to any upstream runoff being directed to the basin.
- H. Infiltration basin shall be tested once construction has been completed and vegetation has established by flooding the basins to a minimum 6-inch water depth and monitoring the time necessary to fully drain. Water may be supplied to the basin from a fire hydrant, water truck, or a natural rainfall event. Water supply shall be provided by contractor and is incidental to construction of the infiltration basin. Contractor shall report the results of the infiltration basin test to owner or owner's representative within 48 hours following the flooding of the basin.

No SWPPP included - should this refer to the erosion control plans?

Recommend adding notes about what will be done if basin does not meet or exceed design rate of 1.63 in/hr.

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PROJECT

ROSENBAUER
AMERICA

BASIN EXPANSION

WYOMING MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	27690
FILE NAME	27690 C0-SITE
DRAWN BY	MLT
DESIGNED BY	MLT
REVIEWED BY	RAS
ORIGINAL ISSUE DATE	10/28/22
CLIENT PROJECT NO.	-

TITLE

BASIN NOTES AND
DETAIL

SHEET

4
OF 4

PRELIMINARY NOT FOR CONSTRUCTION