

**APPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
NOVEMBER 22, 2022
7:00PM**

CALL TO ORDER:

Planning Commission Vice-Chair West called the Regular Meeting of the Wyoming Planning Commission for November 22, 2022 to order at 7:00 PM

CALL OF ROLL:

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

ABSENT: Commissioners Mark Lobermeier and Roger Carr

Also Present: Fred Weck Zoning Administrator

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM: NONE

APPROVAL OF MINUTES:

Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for November 8, 2022

A MOTION WAS MADE BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER NAUMANN, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR NOVEMBER 8, 2022, AS SUBMITTED.

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

SCHEDULED PUBLIC HEARINGS:

- 1. Variance: V-22-002; for Impervious Area and 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**

Zoning Administrator Weck gave a brief presentation regarding the variance requests for Rosenbauer Minnesota, LLC. He reviewed the current zoning, Comprehensive plan guidance in the area, and the site plan including plans for removal of some existing pavement. He explained that the applicant had put up a frame for a membrane structure, but were given a ‘stop work’ order from the City. He stated that they are asking for a variance for a fabric membrane structure because ‘fabric’ is not listed as one of the City’s architectural materials. He reviewed the grading

and stormwater plans and noted that they are planning to expand the basin, but there will be no wetland or floodplain impacts. He stated that the prior variance for impervious surface was approved in 2009, but it was not finished. Staff is recommending approval of the impervious surface variance, denial of the exterior building materials variance, and approval of the site plan, with the conditions as noted in the staff report.

John Jackson, Production Manager, Rosenbauer Minnesota, LLC, stated that for them, the shelter is a huge factor in them being able to reduce their materials cost. He stated that many times their raw materials stored on site get damaged and gave an overview of how it will help protect the materials from the exterior elements. He stated that use of the tent will probably save them about 25% in materials costs and he is trying to reduce waste for the company. He asked if there was a way that the City could allow its use at least through the winter months. He gave a general overview of their plans to beautify the site and noted that he was not sure why the previous work that had been approved was not completed. .

Reese Sudtelgte, ISG Engineering, stated that his firm was hired to review the stormwater and impervious surfaces for the entire site. He stated that their plans are to bring the site up to current standards and noted that it will act as an infiltration basin and will not be much of an outlet. He stated that they believe their plans will reduce the overall rate and should bring things back into compliance.

Vice-Chair West asked about the fabric storage and what some other options may be for the applicant.

Mr. Jackson explained that as of right now, they are storing the material on one of their production floors. He stated that if they are able to get that material outside into the tent structure they will be able to move more trucks in and keep their staff engaged. He explained that with this space being used for the materials, they are limited to only being able to have three trucks in the production space.

Vice-Chair West asked if the City had any kind of temporary approval process, such as a time frame of six months that could be included in the variance.

Zoning Administrator Weck stated that variances run with the property and not with a specific building/structure, or the user of the structure. He stated that both the building and fire code define a temporary building as being there for no more than 180 days out of a year.

Mr. Jackson explained that they are trying to work with Hallberg to try to get one of their buildings for space for storage, but noted that he was not sure how the timing would work for that option. He reiterated that if they could have access to using the tent structure through the winter months it would be greatly appreciated.

Commissioner Iverson asked if 180 days would be enough time for them to use this tent structure.

Mr. Jackson stated that it would be more than enough time.

Commissioner Iverson asked how enforcement of the 180 days worked, for example, if it was still there after 181 days.

Zoning Administrator Weck explained that the City could require a surety in order to bond some cash escrow. He explained that staff was still recommending denial of the variance request related to the building materials because that would run with the land, but suggested that they could add a condition to the approval that allows for use of a temporary structure for 180 days, with a surety.

Commissioner Naumann asked if this temporary structure was just something that would be needed one time or if it would be ongoing.

Mr. Jackson clarified that it was a one-time need and explained that he started with the company in June is trying to make some changes to their production style. He reiterated that he is hopeful that they will be able to use one of Hallberg's buildings in the future to hold their raw materials.

Vice-Chair West opened the public hearing for comment at 7:15 p.m. There being no one present; she closed the public hearing.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER NAUMANN, TO RECOMMEND APPROVAL FOR THE VARIANCE REQUEST FOR THE IMPERVIOUS SURFACE AREA, VARIANCE: V-22-002; FOR ROSENBAUER MINNESOTA, LLC; ACCESSORY STRUCTURE LOCATION: 5201 260TH STREET, APPLICANT: EMILY NEPP, ISG FOR OWNER ROSENBAUER MINNESOTA, LLC, PROPERTY ID NUMBER: 21.000468.32, SUBJECTS TO THE CONDITIONS LISTED IN THE STAFF REPORT.

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

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO RECOMMEND DENIAL OF THE VARIANCE REQUEST RELATED TO ARCHITECTURAL STANDARDS FOR ROSENBAUER MINNESOTA, LLC; ACCESSORY STRUCTURE LOCATION: 5201 260TH STREET, APPLICANT: EMILY NEPP, ISG FOR OWNER ROSENBAUER MINNESOTA, LLC, PROPERTY ID NUMBER: 21.000468.32.

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

MOTION BY COMMISSIONER WEST SECONDED BY COMMISSIONER NAUMANN, TO RECOMMEND APPROVAL OF 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, SUBJECT TO THE CONDITIONS LISTED IN THE STAFF REPORT WITH A CONDITION ADDED THAT THE PROPOSED FABRIC TEMPORARY STORAGE STRUCTURE BE PERMITTED TO REMAIN UNTIL NO LATER THAN JUNE 4, 2023 (180 DAYS) PROVIDED THAT THE APPLICANT PROVIDES A SURETY IN THE AMOUNT OF \$____ (TO BE DETERMINED BY CITY STAFF) TO ENSURE ITS REMOVAL.

Zoning Administrator Weck noted that these items will go before the City Council on December 6, 2022 for final action.

NEW BUSINESS: NONE

OLD BUSINESS: NONE

COMMUNICATIONS: NONE

UPDATES: NONE

Zoning Administrator Weck noted that at the December 13, 2022 Planning Commission meeting, they will discuss Katie's Glen a C.U.P. for a Planned Unit Development and Preliminary Plat along with the Comprehensive Plan update.

A MOTION WAS MADE BY COMMISSIONER NAUMANN, SECONDED BY COMMISSIONER IVERSON, TO ADJOURN THE NOVEMBER 22, 2022 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:17 PM.

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