

**CITY OF WAYLAND  
PLANNING COMMISSION  
APRIL 10, 2007**

Chairman Gonzales called the meeting to order at 7:00 p.m.

**ROLL CALL:**

Present: Chairman Gonzales, Dorothy DeWeerd, Joel Frederickson, John Frigmanski, Ron Kobish, Jim Ramey, Mary Reno, Mark Holloway (ex-officio).  
Absent: Kelle Tobolic, Ann Kilmartin.  
Others Present: Mark Sisson of Landmark Strategies, City Clerk Sharon Baumgard.

**APPROVAL OF MINUTES:**

Commissioner DeWeerd made a motion to approve the minutes of the March 13, 2007, Planning Commission meeting as presented. Commissioner Kobish seconded the motion. All ayes. Motion approved.

**OTHER MINUTES FOR REVIEW:**

Minutes of the City Council meetings of March 5, 19, and 26, 2007, were acknowledged for file.

**CITIZENS APPEARING BEFORE THE COMMISSION:**

None.

**COMMUNICATIONS:**

None.

**OLD BUSINESS:**

Chairman Gonzales announced that item line b., Auctions as Use, would be moved to item line a, and Screening Requirements would be moved to b.

- a) **Auctions as Use.** Mark Sisson reviewed the existing ordinance that relates to auctions as use. After brief discussion the discussion is to leave the ordinance as is.
  
- b) **Screening Requirements.** Mark Sisson gave an explanation of the differences between screening and buffering in industrial and residential areas. After discussion regarding outside area of B-1 and B-2, it was decided that buffering would be 30 foot for Industrial against residential and 10 foot or less for business against residential. The consensus of the commissioners is that an alley or road is a buffer with the stipulation that depending on situation a screening may be required. Roadside industrial or commercial buildings (I-1, I-2) parking lots across from residential must provide five foot of green space or landscape. Parking lots should have buffers as well as screen, to protect lights from shining in residential windows.

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- c) **Form base zoning.** A brief discussion took place regarding form base zoning, with the consensus to talk more about this topic at the next Planning Commission meeting.

**NEW BUSINESS:**

It is the consensus of all commissioners to place the rezoning of various districts to reflect Master Plan designations along with the discussion of additional text amendments, on the agenda for the May 8, 2007, meeting.

**PUBLIC COMMUNICATIONS AND COMMENTS:**

Motion made by Commissioner DeWeerd to excuse Commissioners Tobolic and Kilmartin. Commissioner Frederickson, seconded the motion. All ayes. Motion passed.

**ADJOURNMENT:**

Meeting was adjourned at 9:02 p.m.

Respectfully submitted,

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Sharon L. Baumgard, City Clerk

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J. D. Gonzales, Chairman