

**CITY OF WAYLAND
PLANNING COMMISSION
OCTOBER 9, 2007**

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

Chairman Gonzales led the Pledge of Allegiance.

ROLL CALL:

Members Present: Chairman Gonzales, Dorothy DeWeerd, Joel Frederickson, John Frigmanski, Mark Holloway (ex-officio), Jeff Hudson, Ron Kobish, Jim Ramey, Kelle Tobolic.

Members Absent: Mary Reno.

Others Present: Steve Bishop, Fleis & Vanderbrink; Jeff Baker, Fleis & Vanderbrink; Roger Morgenstern, ITC; Phil Seybert, P.S. Equities; Garrett Seybert, P.S. Equities; Robert Warner, McNeely & Lincoln Associates; Darin Winkler; Mark Sisson, LandMark Strategies; Deborah Nier, City Manager.

PUBLIC HEARING:

Re: Tentative Preliminary Plat Review – Proposed Industrial Park Plat, Parcel No. 03-56-007-011-00, East of Reno Drive, North of 133rd Avenue.

Chairman Gonzales opened the Public Hearing at 7:02 p.m.

City Manager Deborah Nier made introductory remarks about the purpose of the platting for the City-owned industrial park. Steve Bishop and Jeff Baker, of Fleis & Vanderbrink, provided additional detail about the proposed configuration of parcels, wetlands identification, etc. There was discussion about the size of the wetlands area, and how they may impact the buildable area of the parcels. It was suggested that the City consider keeping a portion of a lot for wetlands mitigation, which would provide more space for building on other lots.

Chairman Gonzales closed the Public Hearing at 7:30 p.m.

Commissioner DeWeerd made a motion to recommend the preliminary plat for the City-owned industrial park, as presented. John Frigmanski seconded the motion. All ayes. Motion passed.

APPROVAL OF MINUTES:

Commissioner Kobish made a motion to approve the minutes of the September 11, 2007, meeting, with a correction that added Joel Frederickson as being “Present.” Commissioner DeWeerd seconded the motion. All ayes. Motion passed.

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OTHER MINUTES FOR REVIEW:

City Council minutes for the meetings of September 4 and September 17, 2007, were acknowledged for file. Commissioner Kobish asked City Manager Nier about the sidewalk project.

CITIZENS APPEARING BEFORE THE COMMISSION:

None.

COMMUNICATIONS:

None.

NEW BUSINESS:

a) Sawmill Estates – Site Plan Review: Storage Units

Garrett Seybert, P.S. Equities, explained to the Commission that the developer was considering the addition of storage units to the site plan in order to accommodate the needs of residents. The storage units had not appeared on the original site plan. However, experience with similar developments elsewhere indicated a demand among residents for the units. Mr. Seybert explained that the revision was being presented in concept in order to get the Commission's feelings about the addition.

Questions from the Commission included concern for the setbacks from the railroad, displacement of landscape originally planned for the development, and emergency access. It was made clear to the developer that, should the addition of the storage units be approved, it would only be done so with the understanding that the use of such storage units would be restricted to residents of the development.

Commissioner Ramey made a motion to approve a change in the Sawmill Estates site plan to add storage units, with the condition that additional information be provided regarding the

- Drainage and grading plan.
- 5' setbacks be shown.
- Elevations be provided for the structure with appropriate lighting.
- Fencing be provided – the storage unit adjacent to the railroad tracks should be incorporated into the fencing, such that the fencing meets at the building.
- Emergency access be acceptable to the Wayland Fire Chief.

Motion was seconded by Commissioner Hudson. All ayes. Motion passed.

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OLD BUSINESS:

a) ITC Transmission – Site Plan Review. Truck Canopy and Parking Lot.

Roger Morgenstern, ITC, and Robert Warner, McNeely & Lincoln Associates, presented revisions to the site plan, as it was presented at the September 11, 2007, meeting, pointing out where the comments of the Commission, the City Planner, and City Engineer had been addressed.

The Commissioners raised questions about the appearance of the truck canopy, specifically the color. Commissioner Hudson said that the canopy should be painted with a low reflective, matte finish. Mr. Morgenstern agreed.

Mr. Warner discussed the drainage and grading of the site, saying that the recommendations of the City Engineers would be followed, reducing the slope of the lay-down area. Mr. Warner explained that they planned to use crushed limestone with a geo-textile underneath. Commissioner Tobolic expressed her concern with the amount of dust that may be raised.

In the discussion of landscaping, Commissioner Hudson said that he was satisfied with the landscaping plan presented by ITC. Commissioner DeWeerd pointed out that ITC has tried to satisfy the City and the neighbors as much as possible. She added that the trees will grow and adequate screening will be present.

Mark Holloway expressed concern about the preponderance of white pines. He suggested that an assortment of trees would make the landscaping less susceptible to the effects of disease.

Commissioner DeWeerd made a motion to approve the site plan submitted by ITC, as presented, with modifications to the drainage and grading as recommended by the City Engineer. Commissioner Kobish seconded the motion. All ayes. Motion passed.

b) Landscaping Requirements.

The Commission agreed to continue discussion at the November meeting.

PUBLIC COMMUNICATIONS AND COMMENTS:

Commissioner Kobish made a motion to excuse Mary Reno. Commissioner Tobolic seconded the motion. All ayes. Motion passed.

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ADJOURNMENT:

Chairman Gonzales adjourned the meeting at 9:00 p.m.

Respectfully submitted,

Deborah K. Nier, City Manager

J. D. Gonzales, Chairman