

**CITY OF WAYLAND
PLANNING COMMISSION
JUNE 12, 2007**

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

ROLL CALL:

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

Absent: Ann Kilmartin.

Others Present: Dennis Gebben (Grubb & Ellis), Joe Bruinsma (Bruinsma Farms Inc.), City Planner Mark Sisson, City Manager Deborah Nier.

APPROVAL OF MINUTES:

Commissioner Reno made a motion to approve the minutes of the Regular Meeting of May 8, 2007, as presented. Motion was seconded by Commissioner Ramey. All ayes. Motion passed.

OTHER MINUTES FOR REVIEW:

Minutes of the City Council meetings of April 16, May 7 and May 21, 2007, were acknowledged for file.

CITIZENS APPEARING BEFORE THE COMMISSION:

Dennis Gebben, an agent with Grubb & Ellis, appeared before the Commission to discuss development plans for property on East Superior Street owned by Bruinsma Farms Inc. Mr. Gebben explained that there were no specific development plans in mind, but a variety of possibilities. He and the property owner wanted to get a feel from the Planning Commission about what type of development would be favored. He mentioned that he had recent inquiries about the property being used for a medical office, but that would require rezoning. Members of the Commission indicated that retail uses were not envisioned as desirable at that location, but a quality mixed-use development with professional offices might be considered. Questions were asked of Mark Sisson about open space considerations, access, and PUD procedures. Mr. Gebben will continue to communicate with Mr. Sisson and Ms. Nier as development of the property is pursued.

OLD BUSINESS:

- a. **Discussion of screening requirements.** The Commission continued its discussion of screening requirements. At the July meeting, landscaping requirements will be discussed.
- b. **Zoning revision for future consideration.** Deborah Nier reported on recent discussions with members of the Library Board about the proposed Henika Library expansion. One issue that had been discussed at some length was the parking requirements for libraries as required by ordinance. With the current requirement of one space for every 250 square feet of floor space, the Library would need to provide for almost 70 spaces. This requirement would be difficult for the Library to

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meet. Mr. Sisson and Ms. Nier had met with the Library's architect to discuss the matter. Research conducted of other communities' requirements revealed a range of 1 space for every 400 to 600 square feet. The Commission was asked if it would be open to considering a change to the ordinance for the category including libraries and museums, perhaps limiting the requirement to properties within the Central Business District. The Commission voiced its support for a change that would accommodate the Library's expansion.

NEW BUSINESS:

None.

PUBLIC COMMUNICATIONS AND COMMENTS:

City Manager Nier reported that a formal resignation had not yet been received from Ann Kilmartin. She said that Ms. Kilmartin had served as the Planning Commission's representative to the Downtown Task Force. In light of the telephone conversation with Ms. Kilmartin in which she expressed her intent to resign and her absence from several Downtown Task Force meetings, Ms. Nier had been asked by the Task Force to request that the Planning Commission appoint another member as a representative. Jim Ramey was selected as the new Planning Commission representative.

Ms. Nier reported that ITC, 801 South Main Street, had built an attached accessory building without having obtained the necessary permit. The building was not compatible with the primary building in that it was constructed of unpainted metal. Ms. Nier said that she had been told that the steps necessary to secure the building permit and certificate of occupancy were being undertaken. She told Mr. Morgenstern that the building could not be used until the Building Official issued the necessary permits. Commissioner Frederickson said that vehicles were being parked on the grass at the site. The Commission felt that it would be a good idea to speak to Mr. Morgenstern and asked that Ms. Nier ask him to attend the July meeting.

Commissioner DeWeerd said that she had not received her agenda package until the Monday before the meeting. She said that she would like the materials by Thursday or Friday before the meeting. Other Commissioners agreed.

ADJOURNMENT:

Chairman Gonzales adjourned the meeting at 9:20 p.m.

Respectfully submitted,

Deborah Nier, City Manager

J.D. Gonzales, Chairman