

**APPROVED MINUTES
PLANNING COMMISSION
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
April 14, 2015
7:00 PM**

CALL TO ORDER:

Planning Commission Chairman Frank Storm called the Regular Meeting of the Wyoming Planning Commission of April 14, 2015 to order at 7:00 P.M.

CALL OF ROLL:

On a Call of the Roll the following members of the Wyoming Planning Commission were present: Judy Coughlin, Mathew Engstrom, Mark Lobermeier, and Frank Storm.

Members Absent: Ken Meyers.

Also Present: Council Liaison Mayor Eric Peterson and Zoning Administrator Fred Weck.

DETERMINATION OF A QUORUM:

Chairman Storm determined a quorum was present.

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 maybe deferred to staff for research and future Planning Commission Agendas if appropriate.”

No members of the public spoke.

APPROVAL OF MINUTES:

1. **Consider approving the minutes of the Regular Meeting of the Wyoming, Minnesota Planning Commission for March 24, 2015.**

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER LOBERMEIER, SECONDED BY PLANNING COMMISSION MEMBER ENGSTROM, TO APPROVE THE “REGULAR MEETING” MINUTES OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR MARCH 24, 2015.

Voting Aye: Coughlin, Engstrom, Lobermeier, and Storm.

Voting Nay: None

Abstain: None

In order to allow the applicant for the Interim Use Permit time to arrive “New Business” was conducted before the scheduled public hearing.

NEW BUSINESS

3. **Site Plan Review**

**Building Addition
Tom Kosse – Autowerks
24246 Greenway Avenue**

Zoning Administrator Weck explained that the original building was constructed before architectural standards existed and also the three options in the staff recommendation for approval to have the addition comply with the either the current architectural standards, or install wainscoting on the addition walls facing the street, or to install a screening hedge along the building walls. The Commissioners discussed the proposed options with the applicant with the evergreen shrubbery

being these least expensive. The new roof was also discussed and the applicant stated that the existing roof may be painted if the two roofs do not match.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER ENGSTROM, SECONDED BY PLANNING COMMISSION MEMBER LOBERMEIER, TO RECOMMEND TO THE CITY COUNCIL THE APPROVAL OF THE SITE PLAN REVIEW FOR THE CONSTRUCTION OF AN ADDITION TO THE BUILDING AT 24246 GREENWAY AVENUE WITH THE FOLLOWING CONDITIONS:

1. That evergreen shrubbery at least two (2) feet in height and four (4) feet on center be planted along the east and south walls of the addition.
2. That the roofing material is not agricultural grade metal (galvanized metal).
3. That the parking spaces on both sides of the driveway entrance to the property be screened with a hedge at least two (2) feet in height and four (4) feet on center in accordance with Sec. 40 – 722 of the Zoning Ordinance.

SCHEDULED PUBLIC HEARINGS

2. Interim Conditional Use Permit

“Dirty Girl 5K Mud Run”

Travis Dray - Human Movement

Management

28186 Kettle River Boulevard

Chairman Storm asked if there was anything to add to the Staff Report. Zoning Administrator Weck stated that the only change to the staff recommended conditions for approval.

Travis Dray of *Human Movement Management* explained to the Commissioners that the event is for exclusively for women, is a social event and is a charity fundraiser for breast and ovarian cancer for *Bright Pink*. It is a one day event that takes three days to set up, the obstacles are all above ground and that for many of the competitors it is their first 5K race. He also ran through the process on race day for competitors from arrival to the finish and concessions, including whether a caterer or a nonprofit will hold the alcohol license. Commissioner Coughlin asked how long they have in business, how many people have signed up online so far and how much will be donated to *Bright Pink*. Mr. Dray responded that *Human Movement Management* has been in business for 5 years and have been involved with Dirty Girl for two years, they have 2,700 contestants signed up so far and that they have committed \$75,000.00 to *Bright Pink* for the season, plus additional donations by competitors.

Chairman Storm opened the public hearing at 7:26; there being no public comment the hearing was closed.

A MOTION WAS MADE BY PLANNING COMMISSION CHAIR ENGSTROM, SECONDED BY PLANNING COMMISSION MEMBER COUGHLIN, TO RECOMMEND TO THE CITY COUNCIL THE APPROVAL OF AN INTERIM CONDITIONAL USE PERMIT TO ALLOW AN OBSTACLE COURSE RACE EVENT AS REQUESTED BY THE APPLICANT “HUMAN MOVEMENT MANAGEMENT”, BASED ON THE FINDINGS THAT THE STANDARDS CONTAINED IN ARTICLE V, DIVISION 6, CONDITIONAL USE PERMITS HAVE BEEN MET, AND WITH THE FOLLOWING CONDITIONS:

1. That a pre-race and post-race site visit by city staff is required to ensure the conditions of the Conditional Use Permit are met.
2. That the applicant contract to provide dust control on Kettle River Boulevard prior to and during the event.
3. That “No Parking” signs be posted along Kettle River Boulevard during the event.
4. That the applicant is responsible for the maintenance costs to the city that arise from traffic using Kettle River Boulevard during the event, to include the posting of “No Parking” signs along Kettle River Boulevard.
5. That the applicant has two (2) City of Wyoming Police Officers to provide the security and traffic control for the event, and to address any police related activity generated from the

event. The officers must be on-scene from the time gates open to the public or participants and until the event closes to participants and/or the public. Additional Police Reserve Personnel may be utilized for the event at no cost to the event.

6. That the applicant reimburses the City for the cost of providing the Police Officers at overtime rates.
7. That the applicant provide an escrow to the City of Wyoming in the amount of 125% of the estimated cost to the Departments of Public Safety and Public Works for salaries, benefits, overtime and materials associated with the event.
8. That the applicant provide proof of liability insurance equal to \$1,500,000.00, with the city listed as a certificate holder.
9. That the Interim Use Permit will expire on August 2, 2015.

OLD BUSINESS

4. Ordinance Amendment

Solar Energy – Overlay Map

Zoning Administrator Weck explained the revisions to the ordinance including the addition of the definition for 'community member or community business' with optional distances; adding the word 'community' to businesses in the definition for CSES's; removing MN Public Utility Commission jurisdiction over 50 megawatt and larger solar energy systems; the addition of language for the Solar Overlay District; and making all CUP's interim uses.

Commissioner Engstrom read from the Administrative Judge's decision regarding the proposed *Aurora* solar farms, including the Wyoming solar farm. He commented that since the State has removed local jurisdictions from the approval process that Wyoming should not allow solar farms.

Commissioner Coughlin explained that Xcel's program defines community as being in the same county or an adjacent county as where the solar energy system or solar garden is located. The solar energy system must also be located in an area that is service location of Xcel's. She questioned whether the city wants to regulate the size of the system or who can buy into it. The Commissioners discussed the size of the Xcel solar gardens (1 megawatt minimum), whether their purpose is to sell to the grid or selling the surplus to the grid, leapfrogging and connection of adjacent solar gardens getting larger than intended. Commissioner Coughlin opined that the focus should be on the size of solar gardens, when a CUP is required, location in residential areas, and screening. Commissioner Lobermeier added preservation of land in the city that has a higher end use as guided by the Comprehensive Plan.

Also discussed were the following:

1. Remove item #10 from overlay district Sec. 40-515;
2. Add accessory and principal use to Item #3 of Sec. 40-516;
3. Have 1,000' as the distance from the centerline of the right-of-way in item #2 Sec. 40-516;
4. Outside the overlay district requiring a CUP at an area less than 20 acres;
5. Screening sufficient so as not to be an eyesore to adjacent properties and the public;
6. Regulating adjacent properties when they build or plant things on their properties that could shade the solar panels;
7. Larger systems being setback farther from adjacent uses;
8. Sec. 40-514, (3), Clarify that the connection to the grid is allowed as long as the intent of the system is not primarily to export the energy to the grid;
9. All solar energy systems in the overlay district only allowed as an accessory use;
10. Requiring a CUP for all solar proposed as a principal use.

Commissioner Lobermeier questioned whether the overlay can confuse the issue on where we want to allow solar farms and whether the focus should be on working on restricting or preventing solar farms as an allowable use. He noted that the definitions in Sec. 40-514 don't match the definitions in Sec. 40-513, and that the 40-514 definitions are more comprehensive. A 10% land area restriction

on ground mounted solar panels in solar gardens. He also agrees with not allowing solar farms and eliminating solar energy has a principal use, which still allows the city to promote solar.

Zoning Administrator Weck was directed to add provisions to the draft ordinance based on what was discussed. The map draft will be left as is until the Commission has more time to study it.

5. Ordinance Amendment Snowmobile and Off-Road Vehicle Ordinance

The Commissioners discussed the changes that had made to the ordinance from the last meeting.

Weck was directed to add “until dusk” to Sec. 34-201, (7); and to forward the ordinance to Chief Hoppe and the City Attorney for review.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER COUGHLIN SECONDED BY PLANNING COMMISSION MEMBER ENGSTROM, TO RECOMMEND TO THE CITY COUNCIL THE ADOPTION OF THE SNOWMOBILE AND OFF-ROAD VEHICLE ORDINANCE AFTER REVIEW AND APPROVAL BY THE CITY ATTORNEY AND DIRECTOR OF PUBLIC SAFETY.

Voting Aye: Coughlin, Engstrom, Lobermeier, and Storm.

Voting Nay: None

Abstain: None

COMMUNICATIONS

6. Chairman Storm told the Commissioners that he has asked City Administrator Mattson about updating the Comprehensive Plan, to include combining the Zoning Map and the Comprehensive Plan Maps, and to hire an outside Planner to facilitate that.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER COUGHLIN SECONDED BY PLANNING COMMISSION MEMBER ENGSTROM, TO ADJOURN THE REGULAR MEETING OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR APRIL 14, 2015 AT 8:35 P.M.

Voting Aye: Coughlin, Engstrom, Lobermeier, and Storm.

Voting Nay: None

Abstain: None