

**APPROVED MINUTES
PLANNING COMMISSION
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
May 12, 2015
7:00 PM**

CALL TO ORDER:

Planning Commission Chairman Frank Storm called the Regular Meeting of the Wyoming Planning Commission of May 12, 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 (at 7:15), Mathew Engstrom, Mark Lobermeier, Ken Meyers, and Frank Storm.

Members Absent: None.

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 April 14, 2015.**

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER STORM, SECONDED BY PLANNING COMMISSION MEMBER ENGSTROM, TO APPROVE THE “REGULAR MEETING” MINUTES OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR APRIL 14, 2015.

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

Voting Nay: None

Abstain: None

SCHEDULED PUBLIC HEARINGS

2. **None.**

NEW BUSINESS

3. **Presentation by Breanne Rothstein of WSB & Associates regarding the Comprehensive Plan and Zoning Map updates.**

Breanne Rothstein introduced herself as a Planner with WSB and Associates and that WSB started doing community planning 3-4 years ago and now works with 14 communities in the metro area including Lent Township. WSB provided to Lent Township the draft of the solar ordinance that the city is currently working on. She described work with other communities including full Comprehensive Plans for five communities including Grand Forks Preston, and Clearwater and many smaller scope Comprehensive Plans and updates. The Commissioners described the city’s needs including an update of the current

5 year plan 8 years after its adoption, integration of the Comprehensive Plan map with the Zoning map, and having the zoning regulations mesh better with the Comprehensive Plan goals with tangible timelines to implement the goals of the plan. The Commissioners see a need for having fresh and experienced eyes to do this. The Commissioners want to stage rezoning where development is possible and also limiting the creation of nonconforming uses. The Commissioners do not want a rewriting of the plan. Ms. Rothstein summarized that the main focus should be on implementation by attaching priorities to the implementation plan within the Comprehensive Plan based on the capacity of officials and staff to do the work. She also explained that developers look at the Zoning map and not at the Comprehensive Plan map for areas they can work that have, or about to have urban services. Chairman Storm asked what the next step is. Zoning Administrator Weck replied that a proposal will need to be submitted showing the scope and the cost to update the plan and then the City Council will need to approve it.

OLD BUSINESS

4. Ordinance Amendment

Solar Energy – Overlay Map

Zoning Administrator Weck explained adding the revisions to the ordinance from the last meeting with the exception of finalizing the definition for ‘community member or community businesses with optional distances.

Neil Rever explained his conversation with Ecostar, another solar company, which is interested in approximately 80 acres near the “Bridgewater” development with the possibility of 1MW of power generation. He later explained that he was told that a solar garden can be located two miles from a substation if a T3 power line is available.

The Commissioners discussed how the definitions and standards as currently laid out within the ordinance can become confusing as to the intent of the regulations. For example, ground mount panel regulations intended for a single user could also be used by a solar garden. The Commissioners also discussed setbacks from property lines, both for properties that the solar panels are located on and also those properties adjacent to it so as not to affect the panels. If a variance could be applied for if a solar farm is prohibited in a district. The definition for community to be within the boundaries of the city and that a certain percentage of subscribers need to be in the community. The Commissioners questioned whether solar panels can be located in wetlands.

Also discussed were the following:

1. That in Section 40-519, (2) was to read that CSES’s or solar farms over one acre are to be conditional uses, and less than one acre permitted uses.
2. Section 40-514 (3), (g) & (4), (f); Remove the word “the” from the second sentence of each at “owner or operator shall decommission the solar panels”.
3. Remove the word “wholly” from Section 40-512, (3).

Zoning Administrator Weck was directed to make the revisions to the draft ordinance based on what was discussed. And to also clarify how the standards for the different installations of solar panels (ground and roof) relate to how they are used (single user or multiple user).

COMMUNICATIONS

5. None.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER MEYERS SECONDED BY PLANNING COMMISSION MEMBER ENGSTROM, TO ADJOURN THE REGULAR MEETING OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR MAY 12, 2015 AT 8:22 P.M.

Voting Aye: Coughlin, Engstrom, Lobermeier, Meyers, and Storm.
Voting Nay: None
Abstain: None