

**APPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
OCTOBER 27, 2020
7:00PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for October 27, 2020 to order at 7:00 PM

CALL OF ROLL:

On a Call of the Roll the following members of the Wyoming Planning Commission were present: Mark Lobermeier, Bryan Murdock, Katie West and Roger Carr

ABSENT: Joel Ericson

Also Present: Fred Weck Zoning Administrator and Council Liaison Lisa Iverson, Tom Ramler-Olson, WSB

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

APPROVAL OF AGENDA:

Chair Lobermeier stated that he would like to add an item under Old Business regarding Discussion of the Comprehensive Plan Schedule.

A MOTION WAS MADE BY COMMISSIONER MURDOCK, SECONDED BY COMMISSIONER WEST, TO AMEND THE AGENDA TO INCLUDE AN ITEM UNDER OLD BUSINESS TO DISCUSS THE COMPREHENSIVE PLAN SCHEDULE.

Roll Call Vote:

Voting Aye: Murdock, West, Carr, and Lobermeier

Voting Nay: None

Abstain: None

Absent: Ericson

OPEN FORUM: NONE

APPROVAL OF MINUTES:

- 1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for October 13, 2020**

Chair Lobermeier noted that he feels a small change is needed on page 4, in the 2nd to the last paragraph. He suggested that the wording be changed to state that “all of those commenting were opposed”.

A MOTION WAS MADE BY COMMISSIONER CARR, SECONDED BY COMMISSIONER MURDOCK, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR OCTOBER 13, 2020 AS AMENDED.

Roll Call Vote:
Voting Aye: Murdock, West, Carr, and Lobermeier
Voting Nay: None
Abstain: None
Absent: Ericson

SCHEDULED PUBLIC HEARINGS:

**2. Conditional Use Permit: Jan Hoppe
Automobile Dealership: 24232 Greenway Avenue**

Zoning Administrator Weck explained that the applicant is requesting a CUP to operate a used car dealership at 24232 Greenway Avenue. He noted that he had received one public comment via phone call from the owner of Wholesale Enterprises who asked that the same conditions that were placed on him be applied to Mr. Hoppe.

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER CARR, TO OPEN THE PUBLIC HEARING AT 7:07 P.M.

Roll Call Vote:
Voting Aye: Murdock, West, Carr, and Lobermeier
Voting Nay: None
Abstain: None
Absent: Ericson

There were no additional public comments.

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER CARR, TO CLOSE THE PUBLIC HEARING.

Roll Call Vote:
Voting Aye: Murdock, West, Carr, and Lobermeier
Voting Nay: None
Abstain: None
Absent: Ericson

Commissioner Murdock asked about maintenance work on vehicles and noted that usually dealerships will bring in the cars and do some light maintenance work.

Mr. Hoppe stated that the only thing he would do on site is washing and cleaning of the vehicles. He stated that he runs a car dealership with his brothers and all his reconditioning, mechanical, and bodywork will be sent out to shops that he already has relationships with.

Commissioner Murdock confirmed with Zoning Administrator Weck that there is an oil/water separator on site that goes to a holding tank and are separate from the septic system.

Commissioner West asked about required parking spaces and asked if a handicap spot was required.

Zoning Administrator Weck explained that if there are 1-25 parking spots, they need one accessible spot required and for 26-50 spots, 2 accessible spots are required.

Commissioner West asked if 3 total parking spaces was acceptable.

Zoning Administrator Weck stated that there are 5 spaces required for customers with one of those being the handicapped spot.

Commissioner West asked about staff parking.

Zoning Administrator Weck clarified that there are 2 staff spots and 3 for customer parking, one of which is the handicapped spot.

Chair Lobermeier asked if Mr. Hoppe would be able to comply with the parking lot striping that is requested in the conditions.

Mr. Hoppe stated that he understood that the striping was only for the customer and employee parking and stated that he can complete that striping.

MOTION BY COMMISSIONER CARR, SECONDED BY COMMISSIONER WEST, TO RECOMMEND APPROVAL OF THE CONDITIONAL USE PERMIT REQUEST BY JAN HOPPE FOR AN AUTOMOBILE DEALERSHIP AT 24232 GREENWAY AVENUE, WITH THE CONDITIONS AS LISTED IN THE STAFF REPORT.

Roll Call Vote:

Voting Aye: Murdock, West, Carr, and Lobermeier

Voting Nay: None

Abstain: None

Absent: Ericson

NEW BUSINESS - NONE

OLD BUSINESS

3. Discussion of Comprehensive Plan Schedule

Chair Lobermeier stated that the Commission received a memo dated July 22, 2020 that included a basic schedule for the Comprehensive Plan update. He stated that this schedule had everything being completed by mid-October which is not accurate. He asked if the Commission could get an updated schedule and a status report on the progress.

Zoning Administrator Weck stated that he can put that together for an upcoming meeting.

COMMUNICATIONS

Chair Lobermeier thanked Zoning Administrator Weck for including Council actions and updates on the agenda, because it is good to see how things move forward after they leave the Planning Commission.

Commissioner Murdock noted that he had run across something while looking at the website from another City that he is planning to send to Zoning Administrator Weck. He stated that it was a combination of an economic development page and comprehensive plan information on their website and not necessarily in a story map setting.

UPDATES:

4. Summer Fields Rezone and Preliminary Plat – Approved by City Council on October 20, 2020.

Tom Ramler-Olson, introduced himself to the Commission and explained that he is a Planner with

WSB and gave a brief history of his experience. He stated that he is excited to work with the City.

ADJOURN:

A MOTION WAS MADE BY COMMISSIONER MURDOCK, SECONDED BY COMMISSIONER WEST, TO ADJOURN THE OCTOBER 27, 2020 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:20 PM.

Roll Call Vote:

Voting Aye: Murdock, West, Carr, and Lobermeier

Voting Nay: None

Abstain: None

Absent: Ericson