

**APPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
MARCH 10, 2020
7:00PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for March 10, 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, Joel Ericson, Bryan Murdock, Katie West

ABSENT: None

Also Present: Fred Weck Zoning Administrator and Mayor Lisa Iverson

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM: NONE

APPROVAL OF MINUTES:

1. Consider approving the minutes of the "Regular Meeting" of the Wyoming, Minnesota Planning Commission for February 11, 2020

A MOTION WAS MADE BY COMMISSIONER MURDOCK, SECONDED BY COMMISSIONER ERICSON, TO APPROVE THE MINUTES OF THE "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR FEBRUARY 11, 2020 AS SUBMITTED.

*Voting Aye: Murdock, Ericson, West, and Lobermeier
Voting Nay: None
Abstain: None
Absent: None*

SCHEDULED PUBLIC HEARINGS: NONE

NEW BUSINESS

2. Ordinance Amendment Discussion – Impervious Surface Area

Zoning Administrator Weck explained that he had included information in the packet a table that showed all the variances since 2005 and explained that reasons for taking a look at the ordinance.

Chair Lobermeier stated that the first thing he wrote down when looking at the packet was the question, "What problem are we trying to solve?". He noted that there was quite a difference between what Wyoming is doing than other communities.

Zoning Administrator Weck stated that the cities near the Twin Cities already have a stormwater system in place. He explained that the City does not have that luxury and the stormwater needs to be treated on site because it cannot go into a larger stormwater system.

Chair Lobermeier explained that he worked in that field for a number of years and his experience is that there are still standards that a developer would have to meet but are allowed to have higher amounts of impervious surfaces. He stated that when he looks at what the City is doing right now the impervious surface levels are cranked down pretty low, especially for commercial and industrial properties. He stated that treatment still needs to be done on site, unless the City looks at starting to put in a larger stormwater management plan and then developers could contribute to help pay for the system. He stated that even if they are treating the stormwater on site there are a lot of innovative ways to do that these days. He stated that the City wants to have an ordinance that protects surface water from the stormwater.

Commissioner Murdock asked what changes could be made that would keep the City from having granted the three variances that prompted the Council to ask the Commission to look into this issue.

Zoning Administrator Weck gave a brief overview of the variances.

Chair Lobermeier asked if Zoning Administrator Weck had spoken with City Engineer Erichson and gotten any ideas on how to proceed.

Zoning Administrator Weck stated he had not spoken with him yet.

Chair Lobermeier stated that he wants something that is defensible, but thinks the percentages should go up with regard to stormwater. He stated there may be a possibility of some type of cash in lieu of stormwater utility like other communities have done. He stated that he would like to find a way to include the reasons why the City is doing this and not just arbitrarily change things. He stated that he thinks the 50% seems a little low for commercial or industrial property and would expect that to be closer to 80% for this type of use. He stated that he would like to see the other piece that shows what developers are required to do and then as the ordinance evolves the impervious coverage piece should reference stormwater. He reiterated that he thinks the number needs to be higher than 50%

Commissioner West agreed that those numbers are pretty low.

Commissioner Ericson asked if the City had ever denied a variance request related to stormwater.

Chair Lobermeier stated that the City had not.

Commissioner Ericson stated that he agrees that this number is too low.

Commissioner Murdock asked if any of the cities referenced in the packet had cash in lieu of stormwater utility.

Zoning Administrator Weck stated that they may in places like Chisago City and Lakeville, but noted that it was difficult to get this information from the area cities.

Chair Lobermeier noted that Chisago City's plan is more modern than he expected. He stated that he feels there needs to be a connection between stormwater fees and stormwater development costs that has to be a package deal in order to make it work. He stated that this brings him back to his original question of "what problem is the City trying to solve?". He stated that he thinks City Engineer Erichson would be able to give a good idea of how these things are linked together. He stated that the shoreline piece is right of out State statute, so he is guessing that would stay.

Commissioner West noted that many of the variances that have been approved are over 80% so if the City made that change it would take care of the variances. She stated that it looks like most cities do 80% and a few communities were even higher. She stated that if the City decides to make a change, she wants to make sure it considers everything that has already been approved.

Chair Lobermeier stated that having a number of categories similar to what North Branch has may be a good idea. He stated that it would also be a good idea to link it to what is in the Comprehensive Plan.

Commissioner Murdock stated that he agrees the numbers appear low, especially if the City is trying to encourage development and likes the idea of creating a way for people to pay cash in lieu. He asked if there was a credit system like there is for wetlands.

Chair Lobermeier gave examples of some ways that there is a credit system depending on the way the stormwater utilities were set up. He stated that he thinks it will be wise to look at the bigger picture.

OLD BUSINESS: NONE

COMMUNICATIONS: NONE

UPDATES:

Chair Lobermeier asked for an update on the Midco Data Center.

Zoning Administrator Weck stated that it will be located behind the river bank near the car wash. He noted that the building will not be staffed.

Commissioner West asked what was happening with the writer that will help with the Comprehensive Plan.

Zoning Administrator Weck stated that there hasn't been any action yet. He stated that he believes the City is going to be making an offer to an Assistant City Administrator who has some experience in that area, so that may work out.

Commissioner Murdock asked if the Midco project would have any stormwater challenges.

Zoning Administrator Weck stated that when they first submitted their plans they had all the stormwater running off the site into a catch basin without any treatment, so they have started working on updated plans.

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER ERICSON, TO ADJOURN THE MARCH 10, 2020 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:27 PM.

Voting Aye: Murdock, Ericson, West, and Lobermeier
Voting Nay: None
Abstain: None
Absent: None