

**APPROVED MINUTES  
PLANNING COMMISSION  
CITY OF WYOMING, MINNESOTA  
MARCH 24, 2020  
7:00PM**

**CALL TO ORDER:**

*Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for March 24, 2020 to order at 7:00 PM*

**PURSUANT TO MN STATUTE §13D.02 THE WYOMING PLANNING COMMISSION MEETING WAS HELD ELECTRONICALLY VIA CONFERENCE CALL.**

**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, and Katie West*

*ABSENT: None*

*Also Present: Fred Weck Zoning Administrator, Robb Linwood, City Administrator, Council Liaison Lisa Iverson, and Dennis Hobbie.*

**DETERMINATION OF A QUORUM:**

**PLEDGE OF ALLEGIANCE:**

**OPEN FORUM:**

Chair Lobermeier expressed his appreciation to City staff, Public Works, fire and police and all their hard work in keeping the City running during this trying time. \ There was no other public comment.

**APPROVAL OF MINUTES:**

- 1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for March 10, 2020**

**A MOTION WAS MADE BY COMMISSIONER ERICSON, SECONDED BY COMMISSIONER WEST, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR MARCH 10, 2020 AS SUBMITTED.**

**Roll Call Vote:**

*Commissioner Ericson: Aye  
Commissioner West: Aye  
Commissioner Murdock: Aye  
Chair Lobermeier: Aye*

**SCHEDULED PUBLIC HEARINGS:**

- 2. Conditional Use Permit:C-20-001 Operation of a Data Center as an Essential Use**

**Applicant: Midcontinent Communications, dba Midco  
Location: Fallbrook Avenue  
Property ID Number: R21.00204.00**

Chair Lobermeier opened the Public Hearing at 7:04 p.m.

Zoning Administrator Weck stated that staff is recommending approval with conditions as noted in the packet. He explained that the majority of the conditions have to do with stormwater and believes the applicant is already working on these issues with City Engineer Erichson. He noted that other than these issues they meet the requirements for site plan review and the CUP.

Dennis Hobbie stated that he is representing Midco and available to answer questions for the Commission.

Commissioner Murdock asked about the outside gravel area that is proposed to be chain link fencing that is made opaque. He asked how well that fits in with the adjacent businesses and asked if everything stored in this area would be lower than the fence.

Mr. Hobbie stated that this is a mechanical courtyard and explained that what will be in this area are the condensing units for the HVAC system and a generator. He stated that they are proposing a chain link fence with slats that will create an opaque look.

Commissioner Murdock asked if this type of chain link fencing was something typical for something near the downtown area.

Zoning Administrator Weck stated that the ordinance requires screening of all mechanical equipment so fencing with opaque panels are one of the approved options. He noted that the fencing will also help with security for this area.

Chair Lobermeier asked if there would be a need for vegetative screening in addition to the chain link fencing.

Mr. Hobbie stated that they are not currently planning on additional plantings, but are planning for some trees along the southside of the property. He stated that they can consider adding some additional plantings in this area if the City would like.

Chair Lobermeier asked why they need 6 parking spaces when there is really rarely anybody staffing this building.

Mr. Hobbie stated that it is also his understanding that this building will not be staffed, but there will be people that come and service and change out equipment occasionally which is what the parking stalls would be for. He stated that he would need to verify with the owner, but if the City wants to reduce parking, he does not think they would be opposed to it.

Zoning Administrator Weck stated that he would like them to have parking spots for the largest number of people they would have on site so it will prevent them from parking on the grass or the street. He stated that he did not think the parking spots will be an issue. He stated that the NW corner of the property is within the shoreland district, so these spots may also keep people from parking in that area.

Commissioner Murdock asked if the stormwater collection basin west of the building was a treatment system or if it was just for collecting and storing.

Mr. Hobbie stated that it is just for collecting and storing.

Commissioner Murdock asked about item #14 and why there needed to be contours across the parking area.

Zoning Administrator Weck stated that he doesn't know and City Engineer Erichson would have to answer that question.

**A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER ERICSON, TO OPEN THE PUBLIC HEARING FOR COMMENT.**

**Roll Call Vote:**

*Commissioner Ericson: Aye*  
*Commissioner West: Aye*

Commissioner Murdock: Aye  
Chair Lobermeier: Aye

There were no public comments.

**A MOTION WAS MADE BY COMMISSIONER MURDOCK, SECONDED BY COMMISSIONER ERICSON, TO CLOSE THE PUBLIC HEARING FOR COMMENT.**

**Roll Call Vote:**

Commissioner Ericson: Aye  
Commissioner West: Aye  
Commissioner Murdock: Aye  
Chair Lobermeier: Aye

Commissioner Murdock stated that his only concern is how the chain link screening will look to the adjacent businesses in the area and suggested that the applicant put in some additional plantings to help. He noted that he feels the plans submitted by Mr. Hobbie were great.

Commissioner West stated that she agreed with Commissioner Murdock that the plans look great.

Chair Lobermeier stated that he would like add Condition #16 regarding adding some landscaping around the chain link enclosure.

**A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER MURDOCK, TO RECOMMEND APPROVAL OF THE SITE PLAN AND CONDITIONAL USE PERMIT C-20-001 OPERATION OF A DATA CENTER AS AN ESSENTIAL USE, LOCATED ON FALLBROOK AVENUE, FOR MIDCONTINENT COMMUNICATIONS, PROPERTY ID NUMBER R21.00204.00 WITH THE ADDITION OF CONDITION #16 TO ADD ADDITIONAL SCREENING IN THE CHAIN LINK ENCLOSURE AREA.**

**Roll Call Vote:**

Commissioner Ericson: Aye  
Commissioner West: Aye  
Commissioner Murdock: Aye  
Chair Lobermeier: Aye

Zoning Administrator Weck stated that he is not sure how the Council will be conducting their upcoming meetings in light of the COVID-19 pandemic, so he will let the applicant know.

**NEW BUSINESS**

- 3. Final Plat: D-20-004 “The Preserve at Comfort Lake” (formerly Shore View Two)**  
**Applicant: Greg Radefeldt, Rock Builders, West Comfort Drive**  
**Property ID Numbers: 21.10501.00 and 21.10505.00**

Zoning Administrator Weck stated that both of the applicants are out of town because they did not realize that the City would be having a Planning Commission meeting. He noted that the soil testing cannot be done over the winter but doesn't see that it will be a problem. He stated that it also states that the applicant will meet with the Joint Park Planning Board and noted that he believes some of these issues have already been addressed by the Planning Commission, but the Joint Park Planning Board has still asked them to come back. He reviewed the remaining items that need to be addressed and noted that they are planning to start work as soon as possible.

Commissioner Murdock asked about the drawing on sheet 2 and asked if anything had changed with the lots since the last meeting.

Zoning Administrator Weck stated that they were not able to get the septic areas for Block 3, so there will only be 5 lots in this area, but other than that it is the same as the approved Preliminary Plat.

Chair Lobermeier stated that he feels the Planning Commission did a very thorough job and that the applicants did a good job addressing the direction of the Commission.

**A MOTION WAS MADE BY COMMISSIONER ERICSON, SECONDED BY COMMISSIONER MURDOCK, TO RECOMMEND APPROVAL OF THE FINAL PLAT, D-20-004, THE PRESERVE AT COMFORT LAKE BY APPLICANT GREG RADEFELDT FOR PROPERTY NUMBERS 21.10501.00 AND 21.10505.00.**

**Roll Call Vote:**

*Commissioner Ericson: Aye*  
*Commissioner West: Aye*  
*Commissioner Murdock: Aye*  
*Chair Lobermeier: Aye*

**OLD BUSINESS: NONE**

**COMMUNICATIONS: NONE**

**UPDATES:**

Chair Lobermeier asked about the next steps for continuing discussion on the impervious surface requirements.

Zoning Administrator Weck stated that it fell by the wayside with the last hectic few weeks because of the COVID-19 pandemic. He noted that he had sent it to the City Engineer but he is also in the same situation as the City so there isn't anything new to report.

Chair Lobermeier stated that he completely understood, considering the circumstances, and noted that he assumes the work on the Comprehensive Plan is in the same boat.

Zoning Administrator Weck stated that this was correct and noted that right now for the April 14, 2020 meeting he has an application for a variance for a new home setback.

City Administrator Linwood thanked the Commission for taking the time to get everything set up in order to meet via conference call today.

**A MOTION WAS MADE BY COMMISSIONER MURDOCK, SECONDED BY COMMISSIONER WEST, TO ADJOURN THE MARCH 24, 2020 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:30 PM.**

**Roll Call Vote:**

*Commissioner Ericson: Aye*  
*Commissioner West: Aye*  
*Commissioner Murdock: Aye*  
*Chair Lobermeier: Aye*