

**APPROVED MINUTES  
PLANNING COMMISSION  
CITY OF WYOMING, MINNESOTA  
MAY 12, 2020  
7:00PM**

**CALL TO ORDER:**

*Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for May 12, 2020 to order at 7:00 PM. He explained that the Planning Commission met via teleconference due to the COVID-19 pandemic according to State Statute 13D.021.*

**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, Mayor Lisa Iverson, and City Consultant Eric Zweber, WSB*

**DETERMINATION OF A QUORUM:**

**PLEDGE OF ALLEGIANCE:**

**OPEN FORUM: NONE**

**AGENDA:**

Chair Lobermeier noted there was a revised agenda.

**A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER ERICSON, TO APPROVE THE AGENDA, AS REVISED, FOR THE MAY 12, 2020 PLANNING COMMISSION MEETING.**

*Roll Call Vote: Ayes - all*

**APPROVAL OF MINUTES:**

1. Consider approving the minutes of the "Regular Meeting" of the Wyoming, Minnesota Planning Commission for April 14, 2020

**A MOTION WAS MADE BY COMMISSIONER MURDOCK, SECONDED BY COMMISSIONER WEST, TO APPROVE THE MINUTES OF THE "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR APRIL 14, 2020 AS SUBMITTED.**

*Roll Call Vote: Ayes – all*

**SCHEDULED PUBLIC HEARINGS: NONE**

**NEW BUSINESS: NONE**

**OLD BUSINESS: NONE**

**COMMUNICATIONS:**

2. Planning Commission Member Recommendation: Roger Carr, 4955 262<sup>nd</sup> Street  
Zoning Administrator Weck stated that Roger Carr has expressed interest in serving on the

Planning Commission and noted that he is in attendance tonight.

Roger Carr noted that he has been a resident in the City for 20 years and explained his work at the State in the Department of Corrections. He stated that he is originally from upstate New York and moved to Minnesota after he got out of the Marine Corps. He explained that he saw information about the opening on the Planning Commission in the City newsletter. He stated that he currently serves on the Board of Directors for the Community Helping Hand in Forest Lake and would like to get more involved in Wyoming.

Commissioner Murdock asked why he wanted to be part of the Planning Commission.

Mr. Carr stated that he has wanted to get more involved with local government and to give back to the community. He explained his on-call schedule, but noted that his schedule has freed up enough to allow him to commit time to serving the community.

Chair Lobermeier explained that the Planning Commission is a recommending body and noted that he is excited to have someone with his qualifications and history with the City interested in serving on the Planning Commission.

**A MOTION WAS MADE BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER WEST, TO RECOMMEND THE CITY COUNCIL APPOINT ROGER CARR TO SERVE ON THE PLANNING COMMISSION.**

*Roll Call Vote: Ayes - all*

### 3. Impervious Surface Area – WSB & Associates

City Consultant Eric Zweber from WSB gave an overview of the information considered regarding impervious surface area regulations for the City. He reviewed the table in the packet that gives some options and noted that the City will still need to take into consideration the best management practices by the local watershed district and other agencies. He explained the status quo and possible revisions the City would consider and noted that the current standards are on the low end of comparable cities. He noted that the City could create a wetland overlay district and then the City could have a Conditional Use Permit process rather than a variance process. He explained that this process would allow the City to put on conditions that make sense and puts the feasibility of a plan on the developer. He assured the Commission that if they choose to change the impervious surface area requirements, there is a way to make sure that developers do not just have a blank slate to do whatever they would like.

Chair Lobermeier asked if the Comfort Lake/Forest Lake Watershed District had impervious surface requirements.

Mr. Zweber stated that they do not have a stand-alone impervious surface requirement. He explained that they look at volume, how fast they are releasing stormwater, and how clean the water is when it leaves the site.

Chair Lobermeier confirmed with Zoning Administrator Weck that the rules within the shoreland ordinance was a maximum of 25% impervious surface.

Mr. Zweber shared examples of what Lakeville and Wayzata have done by making 25% impervious surface the base amount, and adjusting from there with a Conditional Use Permit. He noted that the DNR would need to authorize any change within the shoreland district.

Commissioner Murdock asked if there were conflicts between the NPDES and the shoreland districts.

Mr. Zweber explained that the watershed rules that are also within the shoreland district, also have to be reviewed and approved by the DNR. He stated that outside of the shoreland district, they look at soil types to make their decisions.

Commissioner Murdock confirmed with Mr. Zweber that these other entities he is referring to do not list percentages when discussing impervious surface requirements.

Mr. Zweber explained that he knows when they look at BMPs, they look more at soil types.

Commissioner West stated that she likes the idea of making changes to move towards a CUP process in order to increase, but maintain the City's sensitive areas.

Chair Lobermeier stated that he thinks the current requirements are a bit limited and likes the idea of finding a way to increase them. He stated that he would like more information on how the CUP process would work. He suggested that this be added to the next meeting with the intent of discussing the options for the City to increase the impervious surface coverage regulations to be comparable with other communities and to look at the possibility of looking at an increase by maintaining limitations in sensitive areas through a CUP process.

#### **4. Comprehensive Plan Completion – WSB & Associates**

Mr. Zweber explained that he had put together options to assist the City in completing the Comprehensive Plan.

Chair Lobermeier clarified that Mr. Zweber had noted in his memo that this would not include any wastewater or transportation analysis and asked if the data would still be included.

Mr. Zweber stated that they had expected that the Greenwood Development would have completed an EAW, however that was not completed. He stated that the updated Comprehensive Plan will talk about needs, but will not talk about solutions on how to address those needs.

Commissioner Murdock stated that he thinks the proposal is in the ballpark of what the Planning Commission has been talking about. He stated that would like Mr. Zweber to send the City a story map from another city so they can take a look at what they have done and see what it will look like.

Mr. Zweber stated that he can do that and noted that it will be a live link so the Commissioners can go in and play around a bit.

Commissioner West stated that having a few different story maps from other cities would be very helpful.

Commissioner Ericson stated that he feels it is important to get something done.

Mr. Zweber noted that he will work with Zoning Administrator Weck to get the story map links to the City prior to their next meeting.

#### **UPDATES: NONE**

**A MOTION WAS MADE BY COMMISSIONER ERICSON, SECONDED BY COMMISSIONER WEST, TO ADJOURN THE MAY 12, 2020 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:37 PM.**

*Roll Call Vote: Ayes - all*