

**APPROVED MINUTES  
PLANNING COMMISSION  
CITY OF WYOMING, MINNESOTA  
JUNE 9, 2020  
7:00PM**

**CALL TO ORDER:**

*Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for June 9, 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, Roger Carr, and Katie West*

*ABSENT: Bryan Murdock*

*Also Present: Fred Weck Zoning Administrator, Council Liaison Lisa Iverson, and Eric Zweber, WSB and Associates*

**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 May 12, 2020**

**A MOTION WAS MADE BY COMMISSIONER ERICSON, SECONDED BY COMMISSIONER CARR, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR MAY 12, 2020 AS SUBMITTED.**

*Roll Call Vote:*

*Voting Aye: Ericson, West, Carr, and Lobermeier*

*Voting Nay: None*

*Abstain: None*

*Absent: Murdock*

**SCHEDULED PUBLIC HEARINGS: NONE**

**NEW BUSINESS: NONE**

**OLD BUSINESS:**

- 2. Impervious Surface Area – WSB and Associations**

Eric Zweber, WSB and Associates, explained that at the last meeting, WSB had presented 3 options to the Commission: leave the impervious surface regulations as they exist; increase impervious surface only outside of the Shoreland District; or increase impervious surfaces outside the shoreland ordinance and allow for a CUP for increase in impervious surface within the Shoreland District. He reviewed the proposed changes, based on discussion from the May 12, 2020 meeting, to the allowed impervious surface areas. He noted that he had included the criteria that the City of Lakeville uses in their shoreland ordinance. He stated that he is looking for direction from the Planning Commission on whether they

just want to adjust the first section, which is all the areas outside the Shoreland District. He noted that if that option is chosen this will not need to be reviewed by the DNR or the watershed district. He explained that the CUP process would require submission to those entities and noted that he would recommend meeting with them first to get their feedback on some of the criteria before moving forward.

Commissioner West stated that she likes the idea of having a CUP within the Shoreland District. She stated that a few things in Section 40-333 that could be included are a tree preservation plan and the appearance of the structure and the impact of the view from the lake surface.

Commissioner Ericson asked what the timing would be if the City decided on an option that would require other agency involvement.

Mr. Zweber stated that they would have up to 120 days to react to whatever the City would publish for a public hearing. He stated that he still recommends talking to them ahead of time which may end up shortening their review period.

Commissioner Ericson asked about the probability of the proposed changes being approved.

Mr. Zweber stated that the things he has seen impact this are the cities past history with shoreland ordinances. He gave an example of Detroit Lakes approving things and then asking for a variance afterwards, but noted that he did not think that was the case in Wyoming. He stated that it is also a good idea to marry the ordinance closely with others, such as Lakeville or Wayzata because it can help reduce the time, they need to spend reviewing the criteria.

Commissioner Carr stated that he had reviewed the materials that were sent but had a question about the reasoning behind wanting to change the criteria for impervious surface.

Chair Lobermeier explained that the City was allowing variances more frequently and noted that the City's requirements were quite low compared to other communities. He stated that many communities use impervious surface requirements for stormwater control which is kind of how the City got to this point in the discussion.

Chair Lobermeier stated that he is also leaning towards the idea of a CUP within the Shoreland District.

**MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER WEST, TO PURSUE OPTION #3, INCREASE IMPERVIOUS SURFACES OUTSIDE THE SHORELAND ORDINANCE AND ALLOW FOR A CONDITIONAL USE PERMIT (CUP) FOR INCREASES IN IMPERVIOUS SURFACE WITHIN THE SHORELAND DISTRICT**

*Roll Call Vote:*

*Voting Aye: Ericson, West, Carr, and Lobermeier*

*Voting Nay: None*

*Abstain: None*

*Absent: Murdock*

**3. Comprehensive Plan Story Map Discussion – WSB and Associates**

Chair Lobermeier thanked Mr. Zweber for sending the sample story maps for review and asked if the Commissioners had any favorites.

Commissioner West stated that she had not had a chance to look at the story maps because she has been home with a sick child.

Commissioner Ericson stated that he liked Edina's the best of all with the embedded links describing each of the prospective projects in detail. He stated that he felt theirs was the easiest to read.

Commissioner Carr stated that he agrees that Edina's was the easiest to follow and liked that he would click through the links embedded in the document.

Chair Lobermeier stated that he also liked Edina and felt that in addition to helping with the Comprehensive Plan, he felt it would also be good for assisting with Planning, Development, and EDA plans as more of a living document. He asked Commissioners West and Murdock to give their opinion after they have a chance to review the samples.

Mr. Zweber stated that this could be something that is scalable and can have multiple layers such as land use projects and park projects. He noted that for the Edina examples, WSB set it up but then Edina staff updates it when they have time so it is a living document. He stated that they can set it up the way that the Planning Commission and City Council would like to see it and can make plans in the future for how it will be updated.

Chair Lobermeier suggested that this item be moved onto the next meeting agenda in order to continue the discussion.

**COMMUNICATIONS: NONE**

**UPDATES: NONE**

**ADJOURNMENT:**

**A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER ERICSON, TO ADJOURN THE JUNE 9, 2020 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:32 PM.**

*Roll Call Vote:*

*Voting Aye: Ericson, West, Carr, and Lobermeier*

*Voting Nay: None*

*Abstain: None*

*Absent: Murdock*