

**APPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
JULY 28, 2020
7:00PM CALL**

TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for July 28, 2020 to order at 7:00 PM

PURSUANT TO MN STATUTE 13D.021 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, Katie West, and Roger Carr

ABSENT: Commissioners Joel Ericson and Bryan Murdock

Also Present: Fred Weck Zoning Administrator, Mayor Lisa Iverson and Eric Zweber, WSB

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 June 23, 2020**

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER CARR, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR JUNE 23, 2020 AS SUBMITTED.

Roll Call Vote:

Voting Aye: Carr, Lobermeier, and West

Voting Nay: None

Abstain: None

Absent: Murdock and Ericson

SCHEDULED PUBLIC HEARINGS:

- 2. Conditional Use Permit C-20-002 Radio Transmission Tower**

Variance V-20-002 Tower Height, Guy Wires, and Camouflage
Applicant Dennis Batty for Maranatha Assembly of God Location
24799 Forest Boulevard

Chair Lobermeier explained that the applicant for this agenda item has asked that it be removed from the agenda. He asked for a motion to officially remove it from the agenda.

MOTION BY COMMISSIONER CARR, SECONDED BY COMMISSIONER WEST, TO REMOVE ITEM #2, A CUP AND VARIANCE REQUEST FOR C-20-002 RADIO TRANSMISSION TOWER, V-20-002 TOWER HEIGHT, GUY WIRES, AND CAMOUFLAGE, FOR DENNIS BATTY FOR MARANATHA ASSEMBLY OF GOD at 24799 FOREST BOULEVARD, FROM THE AGENDA.

Roll Call Vote:

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

3. Rezoning Z-20-001 Commercial (C) to Industrial (I) Applicant
Austin Hallberg for Hallberg Inc.
Location West of Forest Boulevard at 277th and 279th Streets Property ID
Numbers 21.11084.72 and 21.10293.00

Zoning Administrator Weck explained that this request is to change this land from Commercial zoning to Industrial zoning and noted that this change falls into line with the Comprehensive Plan. Staff recommends approval.

Austin Hallberg explained that he knows as this request moves further along that they will have to take a look at various screening options and are willing to work with City.

Commissioner West referenced the letter that was received expressing concern about traffic and asked if the City thought that traffic would be increasing as much as the letter implied.

Chair Lobermeier stated that he feels that question would be better addressed during the development and review period. He stated that it is difficult at the point of rezoning to know this kind of information.

Zoning Administrator Weck stated that the City has spoken with the County engineer about this proposal and they will be doing the review on access and noted that there was a discussion about the possibility of a right or left turn lane depending on the size of what they are looking at and the potential traffic.

Chair Lobermeier stated that if the zoning matches the Comprehensive Plan a variance would not be necessary.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER CARR, TO OPEN THE PUBLIC HEARING AT 7:09 P.M.

Roll Call Vote:

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

Zoning Administrator Weck noted that the only public comment was a letter sent in by Ginger Olson, 27995 Forest Boulevard.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER CARR, TO CLOSE THE PUBLIC HEARING AT 7:10 P.M.

Roll Call Vote:

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

Mayor Iverson asked if there was anything, besides storage, Hallberg may have planned for this land.

Mr. Hallberg stated that they have not thought too deeply about other back-up options if this is not approved for RV storage. He stated that he understands that traffic is the biggest concern right now and noted that this is not that many units compared to some of their other facilities.

Mayor Iverson asked if the RV storage would be in covered building or outside storage.

Mr. Hallberg stated that right now it is set up to be primarily indoor storage but there is the potential for there to be some outdoor storage. He noted that they are not going to be running this facility like they are running the current outdoor storage near Rosenbauer. He stated that they will be limiting it to one item per unit and they plan to be very strict on this issue. He explained that they have changed their policy at the other facility but have run into the problem that there are so many people that are sort of “grandfathered” in. He stated that they are hoping for nice RVs and more simple use than people being able to rent a piece of grass to put whatever they want on it. He stated that the storage will be for an RV that, is roughly 10 years old or newer, and ideally has been licensed within the last 10 years.

MOTION BY COMMISSIONER CARR, SECONDED BY COMMISSIONER WEST, TO RECOMMEND APPROVAL OF THE REZONING REQUEST FOR Z-20-001 COMMERCIAL (C) TO INDUSTRIAL (I) BY AUSTIN HALLBERG FOR THE LAND WEST OF FOREST BOULEVARD AT 277TH AND 279TH STREETS, PID# 21.11084.72 AND PID# 21.10293.00.

Roll Call Vote:

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

Zoning Administrator Weck noted that this will come before the City Council on August 4, 2020.

**4. Ordinance Amendment O-20-002 Impervious Surface Area
Applicant City of Wyoming**

Planning Consultant Eric Zweber explained that over the last few years, the City has approved a number of variances for increases in impervious surfaces. He noted that in June the Planning Commission had a discussion about the option of increasing the impervious surfaced allowed outside of the Shoreland District and also the possibility of allowing larger impervious surface within the Comfort Lake/Forest

Lake Watershed District through a CUP process. He stated that after the feedback received, WSB recommended that the City staff meet with DNR staff and the Watershed District to discuss this before the public hearing was held. He stated that there was a meeting with the Watershed District staff and their consulting engineer. He stated that they had also reached out to the area hydrologist for the DNR who responded but was not interested in doing anything beyond the typical public hearing notice requirement. He stated that he feels the meeting with the Watershed District staff was cordial and successful and they were happy that they were able to hear about the City's proposal beforehand and have the ability to consult with their Board before the public hearing. He stated that there is a letter from the Watershed District Board included in the packet. He noted that a few of their comments have been included in the proposed ordinance. He gave an overview of the proposed ordinance amendment language.

MOTION BY COMMISSIONER CARR, SECONDED BY COMMISSIONER WEST, TO OPEN THE PUBLIC HEARING FOR COMMENT AT 7:25 P.M.

Roll Call Vote:

Voting Aye: Carr, Lobermeier, and West

Voting Nay: None

Abstain: None

Absent: Murdock and Ericson

Jackie Anderson, 25484 East Comfort Drive, asked about the building size and architectural requirements and whether this will apply to all districts.

Mr. Zweber stated that it will apply for all districts outside of the Shoreland District.

Ms. Anderson noted that she had taken a look at the 2009 Comprehensive Plan, but did not see the new version. She stated that she feels the language was very forward thinking on keeping the natural environment of the community intact while it grows, which she feels is sustainable. She stated that the City adopted the DNR shoreland ordinance which has an impervious surface amount of 25% and asked how this potential change squares with the Shoreland Ordinance. She stated that her understanding is that the City could be more restrictive, but not less restrictive. She stated that she would like the City to consider adding language to the BMP requirements that says it must be done before, during and after construction. She stated that she thinks it is important to have things done in the pre-construction phase before construction begins. She stated that she feels the DNR is more restrictive in their language regarding screening and thinks it would be helpful if the DNR wording was used in the City ordinance. She stated that in addition to safety and number of watercraft allowed she feels this needs to consider the water ecosystem and potential overloading that can occur. She stated that Comfort Lake is the only general lake in Wyoming and would like the City to take into consideration the DNR determination for how many boats to allow. She stated that she would like there to be a little tighter, more specific, wording in a few of the sections. She stated that she was happy to see that the language encourages restoration of the natural shorelines and feels that it would also be helpful to reference native plants because they have long root systems. She reiterated that she would suggest the language be as specific as possible so the City has the outcome they desire. She cautioned the City about the impervious surface increase and reiterated her question on how this change squares with the DNR ordinance. She asked if people will include buffers and natural plants along the shoreline, but noted that there is not enough room on a 1-acre lot to hold the water back and she is a bit fearful about allowing the impervious surface to increase. She noted that the current ordinance is 25% impervious surface, which includes everything, such as buildings, sidewalks and driveways. She stated that rather than basically doubling this amount, she would like to see a smaller increase be allowed such as 35% total

impervious surface. She referenced a section that used the language “significant alternations” and stated that she feels that “significant” is a subjective word and is open to various interpretations. She stated that the current rule only covers variances and does not talk about CUPs. She asked whether the City could voluntarily submit for comment and review by the Watershed District for the CUPs as well. She stated that she has lived on the lake since 1987 and has worked hard to protect and keep the lake healthy.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER CARR, TO CLOSE THE PUBLIC HEARING AT 7:38 P.M.

Roll Call Vote:

Voting Aye: Carr, Lobermeier, and West

Voting Nay: None

Abstain: None

Absent: Murdock and Ericson

Chair Lobermeier asked about the change to only exceed 25% with a CUP and where DNR approval would be needed.

Planning Consultant Zweber explained that the way this is written, single-family residential is not eligible to apply for a CUP so they are still limited to 25% impervious surface. He stated that much of the shoreland around Comfort Lake does not contain uses that are non-single-family, so this will not change that requirement. He stated that this does not change any single-family residential building or lot within the Shoreland District in the City. He stated that the Watershed District Board was supportive of this amendment because notification is required for any CUP that is non-single family. He reiterated that what is being proposed in the Shoreland District is not in conflict with the Watershed District regulations.

Ms. Anderson understands that commercial development would come to the Watershed District, but single-family homes are administered by the City which is why she is commenting.

Chair Lobermeier reiterated that the single-family requirements will not be changing and will remain at 25% and are not eligible for a CUP.

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER CARR, TO RECOMMEND APPROVAL OF THE AMENDMENT TO ORDINANCE O-20-002 IMPERVIOUS SURFACE AREA, AS PRESENTED.

Roll Call Vote:

Voting Aye: Carr, Lobermeier, and West

Voting Nay: None

Abstain: None

Absent: Murdock and Ericson

Zoning Administrator Weck explained that this will go to the City Council and once the final language has been determined, then it will go to the DNR for their review and approval.

**5. Ordinance Amendment
Applicant**

**O-20-003 Storm Shelters
City of Wyoming**

Zoning Administrator Weck gave an overview of the proposed ordinance amendment and the reason for the change.

Chair Lobermeier opened the public hearing at 7:48 p.m. There being no public comment, closed the public hearing.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER CARR, TO RECOMMEND APPROVAL OF THE ORDINANCE AMENDMENT, O-20-003 STORM SHELTERS, AS PRESENTED.

Roll Call Vote:

Voting Aye: Carr, Lobermeier, and West

Voting Nay: None

Abstain: None

Absent: Murdock and Ericson

NEW BUSINESS - NONE

OLD BUSINESS:

6. Comprehensive Plan Update – Proposed Schedule

Planning Consultant Zweber noted that there are four components to their proposal: update the document with the activities and discussion from the Commission meetings and the open house with the public since 2018; add economic and strategic plan goals; create story map; improve the appearance. He stated that work has begun and noted that the minutes have been very helpful, but they still need to get the results and outputs from the open house discussions. He stated that starting next month, they would like to get input from the Commission on what information they would like to see included in the story map. He stated that the anticipation is that towards the end of September there would be a draft document completed and then would hold a joint Planning Commission/City Council meeting in October to discuss the changes.

Chair Lobermeier asked whether they were including information that was gathered from the survey that asked for public input.

Planning Consultant Zweber stated that they have not seen that information, but noted that it would be helpful along with the open house information.

Chair Lobermeier asked if the plan is to update the strategic plan that was developed for the EDA.

Planning Consultant Zweber stated that they are not talking about updating that plan, but tying it more clearly into the Comprehensive Plan, in particular, the implementation policies and goals.

Chair Lobermeier asked if there may be a way to reduce the budget for meeting costs and increase the budget dedicated to the story maps. He noted that he would like to make sure that Commissioner Carr is on the same page as the rest of the Commission and has all the information he needs. He asked that Zoning Administrator Weck ensure that he has all the information he needs and encouraged Commissioner Carr to contact Zoning Administrator Weck if there is something he doesn't have or if he has questions about the information.

COMMUNICATIONS: NONE

UPDATES:

Zoning Administrator Weck noted that he is hopeful the Commission will be looking at the Maranatha application at the next meeting. He stated that the Commission will also be working on whatever is needed for the Comprehensive Plan update so it can stay on schedule.

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER CARR, TO ADJOURN THE JULY 28, 2020 “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:59 PM.

Roll Call Vote:

Voting Aye: Carr, Lobermeier, and West

Voting Nay: None

Abstain: None

Absent: Murdock and Ericson