

**APPROVED MINUTES  
PLANNING COMMISSION  
CITY OF WYOMING, MINNESOTA  
SEPTEMBER 22, 2020  
7:00PM**

**CALL TO ORDER:**

*Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for September 22, 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, Bryan Murdock, Katie West and Roger Carr*

**ABSENT:** *Joel Ericson*

*Also Present: Fred Weck Zoning Administrator and Council Liaison 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 July 28, 2020**

**A MOTION WAS MADE BY COMMISSIONER CARR, SECONDED BY COMMISSIONER MURDOCK, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR JULY 28, 2020 AS SUBMITTED.**

*Roll Call Vote:*

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

*Voting Nay: None*

*Abstain: None*

*Absent: Ericson*

**SCHEDULED PUBLIC HEARINGS:**

- |                    |  |
|--------------------|--|
| <b>2. Rezoning</b> | <b>Z-20-002 Rural Residential II (R2) to Mixed Use (MXD)</b> |
| <b>Applicant</b>   | <b>Dennis Batty for Maranatha Assembly of God</b>            |
| <b>Location</b>    | <b>24799 Forest Boulevard</b>                                |

Chair Lobermeier asked Zoning Administrator Weck to provide an overview of the Rezoning and CUP requests being presented by Dennis Batty on behalf of Maranatha Assembly of God.

Zoning Administrator Weck gave a brief history of the original application which included a

variance request for tower height, guy wires, and camouflage. The variance application was withdrawn. The applicant submitted a new tower design that is self-supporting and with a reduced height. The rezoning request removes the property from a residential district which removes the camouflage requirement.

Dennis Batty stated he is here to answer questions that residents of the Commission may have.

Commissioner Murdock noted that the staff report talked about the required setback in residential areas and that the Council may have to vary the standard to allow the placement in this location since it is not abutting a street. He asked if that was something that was applicable to the previous application and this application.

Mr. Batty stated that this was new with this most recent staff report and noted that there was nothing regarding setbacks discussed in the earlier staff report.

Zoning Administrator Weck stated that he is not sure why this was not included in the previous staff report because it is a requirement regardless of the zoning or the use.

Commissioner Murdock stated that having the background behind this item would be helpful. He asked if the setback was to make it more accessible.

Zoning Administrator Weck noted that part of it would be for screening of the structure. He stated that this situation is somewhat unique because this property has a large stand of trees that they plan to hide the tower behind. He stated that their mailing address is off of Forest Boulevard and the tower will be located between 250<sup>th</sup> and the building. He stated that he thinks the proposed location is the best for it without making it too far away to be able to use.

Commissioner West asked about the light requirement related to aviation. She asked if the City knew what will be required.

Zoning Administrator Weck noted that aviation does not require lights until about 300 feet, so this tower, so this tower will not require lights.

Commissioner West asked if there were any health concerns with having a cell tower in close proximity to homes.

Zoning Administrator Weck stated that per Federal law, the City is not allowed to consider any health issues with these types of decisions because it is considered settled science.

Chair Lobermeier noted that this is not a cell tower, but a radio transmission tower.

**MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER CARR, TO OPEN THE PUBLIC HEARING TO CONSIDER AMENDING THE COMPREHENSIVE PLAN MAP TO DESIGNATE THE ENTIRE MARANATHA PROPERTY AS MIXED USE AND TO CONSIDER REZONING THAT PORTION OF THE PROPERTY FROM R2 (RURAL RESIDENTIAL) TO MIXED USE AT 7:12 P.M.**

*Roll Call Vote:*

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

*Voting Nay: None*

*Abstain:*            *None*  
*Absent:*            *Ericson*

Zoning Administrator Weck stated that the only letter he received was included in the packet.

There were no comments.

**MOTION BY COMMISSIONER MURDOCK, SECONDED BY COMMISSIONER WEST, TO CLOSE THE PUBLIC HEARING TO CONSIDER AMENDING THE COMPREHENSIVE PLAN MAP TO DESIGNATE THE ENTIRE MARANATHA PROPERTY AS MIXED USE AND TO CONSIDER REZONING THAT PORTION OF THE PROPERTY FROM R2 (RURAL RESIDENTIAL) TO MIXED USE.**

*Roll Call Vote:*  
*Voting Aye:*        *Carr, Murdock, West, and Lobermeier*  
*Voting Nay:*        *None*  
*Abstain:*            *None*  
*Absent:*            *Ericson*

**MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER CARR, TO RECOMMEND APPROVAL OF AMENDING THE COMPREHENSIVE PLAN MAP TO DESIGNATE THE ENTIRE MARANATHA PROPERTY AS MIXED USE AND TO REZONE A PORTION OF THE PROPERTY FROM R2 (RURAL RESIDENTIAL) TO MIXED USE.**

*Roll Call Vote:*  
*Voting Aye:*        *Carr, Murdock, West, and Lobermeier*  
*Voting Nay:*        *None*  
*Abstain:*            *None*  
*Absent:*            *Ericson*

- |                                  |   |
|----------------------------------|---|
| <b>3. Conditional Use Permit</b> | <b>C-20-003 Radio Transmission Tower</b>          |
| <b>Applicant</b>                 | <b>Dennis Batty for Maranatha Assembly of God</b> |
| <b>Location</b>                  | <b>24799 Forest Boulevard</b>                     |

**MOTION BY COMMISSIONER CARR, SECONDED BY COMMISSIONER WEST, TO OPEN THE PUBLIC HEARING TO CONSIDER THE CONDITIONAL USE PERMIT, C-20-003 RADIO TRANSMISSION TOWER, FOR MARANATHA ASSEMBLY OF GOD LOCATED AT 24799 FOREST BOULEVARD AT 7:17 P.M.**

*Roll Call Vote:*  
*Voting Aye:*        *Carr, Murdock, West, and Lobermeier*  
*Voting Nay:*        *None*  
*Abstain:*            *None*  
*Absent:*            *Ericson*

Zoning Administrator Weck stated that there were no additional comments other than what was included in the packet.

There were no comments.

**MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER CARR, TO CLOSE**

**THE PUBLIC HEARING TO CONSIDER AMENDING THE COMPREHENSIVE PLAN MAP TO DESIGNATE THE ENTIRE MARANATHA PROPERTY AS MIXED USE AND TO CONSIDER REZONING THAT PORTION OF THE PROPERTY FROM R2 (RURAL RESIDENTIAL) TO MIXED USE.**

*Roll Call Vote:*

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

*Voting Nay: None*

*Abstain: None*

*Absent: Ericson*

Chair Lobermeier noted that he was glad to see the height of the tower and the structural aspects are not needed to be supported by guyed wires.

Commissioner Murdock stated that he wanted to make sure the City addressed the comments made by Sandy Musha regarding the possible interference with internet, phone and tv service.

Mr. Batty stated that they have retained the services of a consultant that helps set these things up and work within very strict guidelines from the Federal government for putting up this type of structure. He stated that the distance from the closest property line should negate any interference issues because it is well beyond what the Federal government would require for setbacks and also has a very short stature.

Zoning Administrator Weck noted that the FCC controls the licensing and how they will be able to transmit and if there is any interference, he believes they are required to address it.

Chair Lobermeier stated that he would assume if there was any interference with the adjacent homes that it would also be an interference issue with the church itself.

Mayor Iverson asked if there would be a problem with drones because there will be no light on the tower.

Zoning Administrator Weck noted that typically drones are not flown at night, but noted that the lighting requirements are dictated by the FCC and the aviation rules and regulations.

**MOTION BY COMMISSIONER MURDOCK, SECONDED BY COMMISSIONER CARR, TO RECOMMEND APPROVAL OF THE CONDITIONAL USE PERMIT C-20-003 FOR A RADIO TRANSMISSION TOWER BY DENNIS BATTY ON BEHALF OF MARANATHA ASSEMBLY OF GOD LOCATED AT 24799 FOREST BOULEVARD, SUBJECT TO THE FOLLOWING CONDITIONS: 1. THE APPLICANT OBTAINS ANY APPLICABLE PERMITS FOR CONSTRUCTION OF THE TOWER INCLUDING ANY BUILDING PERMITS, OR APPROVAL FROM ANY COUNTY, STATE OR FEDERAL ENTITY; 2. THE OWNER SHALL MAINTAIN THE VEGETATION IN THE VICINITY OF THE TOWER SUCH THAT SCREENING OF THE STRUCTURE IS PRESERVED TO THE CURRENT EXTENT.**

*Roll Call Vote:*

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

*Voting Nay: None*

*Abstain: None*

*Absent: Ericson*

## **NEW BUSINESS: NONE**

## **OLD BUSINESS:**

### **4. Comprehensive Plan Update**

Chair Lobermeier noted that options for inclusion in the StoryMap of the Comprehensive Plan were included in the packet. He stated that WSB is looking for some feedback from the Commission on what they would like to see featured.

Zoning Administrator Weck gave an overview of the suggested areas for inclusion in the StoryMap: Preserve at Comfort Lake; Aadland West; Moxness project on Kettle River Boulevard; Katie's Glen; Midco Data Center; Wyoming Dental; Hallberg Rezone area and boat racks project; growth areas that were identified when the available sewer capacities were evaluated; Bingham property.

Chair Lobermeier stated that he would like to take a step back and decide what the desired outcome of the StoryMap. He stated then he would like to see if these properties deliver on that outcome. He stated that he feels housing needs to be a piece of it and that Wyoming is open to business and open for business. He stated that last year when the Commission was looking at the surveys, the feedback was that it should look at Wyoming as a place to live and the appeal of the City. He stated that he wants to make sure that everything included isn't just about industrial or just about residential. He stated that he wants to make sure that there is a blend of things. He stated that the City has freeway access, visibility and also has room for industrial. He stated he feels the City got a lot of input about the residential aspect. He asked the Commissioners if they had any other input on what areas should be featured as part of the StoryMap.

Commissioner Murdock stated that he agrees with Chair Lobermeier that the Commission needs to determine its goal with a StoryMap and thought that originally the Commission had talked about using it to highlight some of the key sections of the Comprehensive Plan and use it as a tool to encourage development. He stated that he is not sure seeing the proposed list presented by WSB of old and new sites will hit the mark.

Chair Lobermeier stated that he thinks it is good to feature what the City already has, such as Polaris and the Fairview campus. He stated that he goes back to his question about what is the desired outcome of the StoryMap. He stated that without focusing on the desired outcome, it is just another exhibit in the report.

Commissioner West stated that she goes back to the question of what the goal is with the Comprehensive Plan. She stated that they have had discussions about it playing into some of the economic development, so she agrees that featuring some of the suggestions is a good idea. She stated that she keeps going back to the thought of what story the City wants to tell. She stated that she doesn't even know where some of the places mentioned are located.

Chair Lobermeier stated that rather than just picking some properties, he thinks the Commission needs to have a greater discussion about what story the City is trying to tell with the Comprehensive Plan. He stated that he thinks it needs to be representative of what the City has going on, what they want to see happen, and what it is like to be here.

Commissioner Murdock stated that what he thinks the Commission learned from the public is also something that would be great to get in there. He stated that in reviewing other StoryMaps, there

are a lot of options for how the content is divided. He stated that a good question for WSB is what do they consider a StoryMap because the City can get a lot more bang for its buck if it is one tab with a lot of content, rather than numerous tabs. He stated that creation of a StoryMap is quite expensive so he would like to have some clarity around this issue before proceeding.

Chair Lobermeier agreed that it will be important to get this part right, immediately out of the gate. He stated that he goes back to the comment made by Commissioner West about what story the City is actually trying to tell with this document. He stated that much of the feedback from the surveys was about the feel of the community and what City is like and suggested that perhaps this is the way that this is completed. He stated that the City has a really unique mix of things that are going on in the City. He stated that he believes the Bingham apartment project is very important, if it comes to fruition. He stated that he sees it almost as making a statement that the City is open to change but without changing the character of the City.

Commissioner Carr stated that he agrees with the earlier comment about the fact that the Commission needs to figure out what it is looking to get from the StoryMap. He stated that he would like to see the Commission take a look at where the City is right now but also what it wants to aspire to and where it is looking to go in the future.

Chair Lobermeier stated that he feels this would include the bullet point that talks about future growth areas, but noted that he isn't sure how that is depicted in a way that shows it and builds excitement around it. He stated that he would like it be more than a rectangle on a map that just says, "This is where we are going to grow". He stated that he thinks it is important for the Commission to have a conversation with Eric Zweber of WSB. He reiterated that he would like to show that there a mix of residential and industrial uses, is diverse in that there is a lot going on, yet has a rural feel. He stated that he was excited to see the master plan for Railroad Park to get something very interesting like that in the center of the community. He stated that he feels that is something that should be considered as the City moves through this idea for a StoryMap.

Commissioner Carr asked if the whole idea of a StoryMap was to show an overview of the City as in, here is what we have got, so come grow with us.

Commissioner Murdock stated that he originally brought up the idea of a StoryMap because a number of cities were presenting their Comprehensive Plan in a StoryMap form. He explained that they would have main sections of their Comprehensive Plan tagged at the top of the screen and you could go between tabs and look into different parts of the Comprehensive Plan. He stated that because Comprehensive Plans are more of an evolving document than they used to be, he put it out there as an idea to present the information and highlight some areas of the City in order for it to be used to encourage development. He stated that his idea was that if there were areas that the City wanted to encourage development that there would be a tab that shared details, almost like a real estate ad with pros and cons or challenges of developing in this location. He stated that he just threw it out to the group as a potential communication tool.

Chair Lobermeier stated that he envisioned it as more of a future leaning tool about what the City would like to see happen.

Commissioner Carr stated that with that understanding, he thinks Commissioner Lobermeier hit the nail on the head then with the thought that the StoryMap needs to show more diversity than what was listed as possibilities in the packet, especially if the thought is to entice people to come to the City and grow with us.

Chair Lobermeier stated that he thinks it is good to show things that have happened in the City over the last few years, but would like that to be blended with the areas that the City thinks something interesting could happen in the City. He suggested that the Commission may want to ask the EDA to give some input about what they would like to see in a StoryMap.

Zoning Administrator Weck stated that he can touch base with the EDA and get some feedback from them.

Commissioner Murdock stated that if the City just did three story boards, one could be a summary and introduction of the Comprehensive Plan. He stated that he doesn't feel there needs to be a StoryMap for everything but could at least supply links to a PDF document. He stated that the second StoryMap could be the things garnered from community outreach about what Wyoming is, and the third section would be development opportunities.

Chair Lobermeier stated that he feels this is a good way to pull this all together. He asked Zoning Administrator Weck to give the feedback from the Commission to WSB. He stated that if there is a way to invite WSB to the next meeting, he thinks that would be a good idea.

**COMMUNICATIONS: NONE**

**UPDATES: NONE**

**A MOTION WAS MADE BY COMMISSIONER MURDOCK, SECONDED BY COMMISSIONER CARR, TO ADJOURN THE SEPTEMBER 22, 2020 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:48 PM.**

*Roll Call Vote:*

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

*Voting Nay: None*

*Abstain: None*

*Absent: Ericson*