

**MINUTES  
PLANNING COMMISSION  
CITY OF WYOMING, MINNESOTA  
NOVEMBER 10, 2020  
7:00PM**

**CALL TO ORDER:**

*Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for November 10, 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, Eric Zweber, WSB, and Council Liaison Dennis Schilling*

**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 October 27, 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 OCTOBER 27, 2020 AS SUBMITTED.**

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

*Voting Nay: None*

*Abstain: None*

*Absent: Ericson*

**SCHEDULED PUBLIC HEARINGS:**

- |                    |  |
|--------------------|--|
| <b>2. Variance</b> | <b>V-20-003 Off-Premise Sign</b>                                 |
| <b>Applicant</b>   | <b>David Karsky, Kevin’s Kar Wash</b>                            |
| <b>Owner</b>       | <b>City of Wyoming</b>   |
| <b>Location</b>    | <b>Northwest Corner of East Viking Blvd and Fallbrook Avenue</b> |
| <b>Property ID</b> | <b>21.00015.00</b>   |

Zoning Administrator Weck gave an overview of the request by Mr. Karsky to install a freestanding pylon sign on property that is owned by the City. He explained that the prior owner of the car wash got permission from the City to install the car wash sign in this location, but noted that they cannot find any of the documentation. He stated that where the current sign is placed will be a drainage pathway in 2021 for a MNDot project. Staff is recommending approval with the conditions as noted in the staff report.

Commissioner West asked about the potential lease agreement between Mr. Karsky and the City.

Zoning Administrator Weck stated that he does not think it will be anything onerous, but noted that the City attorney is drafting it and the actual lease amount will be determined by the Council.

Commissioner Murdock asked if this would only be for the car wash or potentially other businesses.

Zoning Administrator Weck stated that right now it is just the car wash.

Mr. Karsky stated that time is of essence because of the potential for frost to complicate things related to installation of the sign.

**MOTION BY COMMISSIONER MURDOCK, SECONDED BY COMMISSIONER WEST, TO OPEN THE PUBLIC HEARING at 7:08 PM.**

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

*Voting Nay: None*

*Abstain: None*

*Absent: Ericson*

Zoning Administrator Weck noted that he had not received any written input for the public hearing but did receive some questions from the manager at Lakes Gas. He noted that the manager was concerned about some of the traffic coming through their parking lot to access the car wash because of the construction of the Midco building and wanted assurance that this was not a permanent situation.

No one appeared to address the Commission.

**A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER MURDOCK, TO CLOSE THE PUBLIC HEARING AT 7:10 PM.**

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

*Voting Nay: None*

*Abstain: None*

*Absent: Ericson*

**MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER CARR, TO RECOMMEND APPROVAL OF THE VARIANCE REQUEST BY DAVID KASKY, KEVIN'S CAR WASH, V-20-003 FOR AN OFF-PREMISE SIGN AT THE NORTHWEST CORNER OF EAST VIKING BOULEVARD AND FALLBROOK AVENUE, PID #21.00015.00 WITH THE CONDITIONS AS LISTED IN THE STAFF REPORT**

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

*Voting Nay: None*

*Abstain: None*

*Absent: Ericson*

**NEW BUSINESS: NONE**

**OLD BUSINESS:**

**3. Comprehensive Plan Update**

Eric Zweber, WSB, noted that earlier this year, WSB had prepared a proposal that has three components: updating the existing Comprehensive Plan with the activities the Planning Commission has conducted since 2018; work with marketing department to make it more of a graphic Comprehensive Plan; and to use story maps to tell that story more interactively. He gave a brief overview of the information that Ryan Krzos had put together for the City and explained

how they want feedback from the Planning Commission before they move into putting together the graphic plan. He noted that Zoning Administrator Weck had forwarded him a recording of a recent meeting where the Commission had discussed story maps and asked for clarification on their thoughts. He stated that the document put together by Ryan Krzos is set up in a manner that the Commission could give their feedback over the course of the next few weeks and submit their comments to WSB.

Chair Lobermeier asked if the redlined version of the Plan was current or if it was the previous version and whether it reflects what is outlined in the points outlined by Mr. Krzos.

Chair Lobermeier confirmed that the redlined version reflects what is outlined in the 50 or so points outlined by Mr. Krzos.

Commissioner West stated that in glancing at the document, there are a lot of colors and asked for an explanation of what all the color coding meant.

Mr. Zweber gave an explanation of the color coding and noted that some of the colors may just be because of different people working on the document.

Commissioner Murdock stated that he likes the idea of taking some time to read through this and comment back but suggested that they get an "accept changes" or clean copy version that is easier to read.

Mr. Zweber stated that they can provide a clean copy for the Commission and asked for input on their previous discussion regarding story maps. He stated that earlier in the process WSB provided about 5 different examples of story maps and the proposal approved by the Council was for 1 story map. He stated that from the Commission discussion a few meetings ago, he got the impression that they were looking for a second story map that was more marketing or economic development in nature.

Chair Lobermeier stated that he would need to pull out the minutes to see the exact discussion. He stated that there were a number of project locations and he believes the Commission wanted it to be a broader document and include recent projects as well as what is available so it is a look to the future.

Commissioner Murdock stated that generally, it was supposed to be a way for the public to engage with the Comprehensive Plan and the bigger meatier parts of the plan would not be included, but would have links so people could go get the information, if they were interested. He stated that they also talked about having another tab that would be more economic development and property marketing which is sort of the theme of what has been provided. He stated that he believes the question is whether the City wants the story map to be about the Comprehensive Plan or not.

Zoning Administrator Weck noted that the City has budgeted for the maps to be about the Comprehensive Plan and if the City wants it to be done for economic development, then the EDA should be doing that and funding it themselves.

Chair Lobermeier stated that when we are talking about the economic development piece, he thinks it is trying to illustrate some of the vision or a bit of where the City is going which he feels it is the purview of the Comprehensive Plan. He stated that in looking back through his notes from September 22, 2020 they talked about wanting to fully understand the outcome of the story map. He stated that they felt that housing needed to be a piece of it and discussed highlighting some of the housing projects that are going on in the City. He stated that when the City received the survey answers from residents, the results talked about this being a great place to live and the appeal of the City. He stated that he thinks the Commission wanted to make sure that everything was not just about industrial development or just about residential development, but a

combination that shows the diversity in the city. He stated that he feels the minutes capture their discussion fairly well and suggested that they may be easier to follow than the recording.

Mr. Zweber stated that he thinks he understands Chair Lobermeier's explanation but thinks he may need to revisit the survey information which Zoning Administrator Weck has provided to them and see if that will give them some ideas on how to incorporate that information.

Commissioner Murdock stated that he does not see the story map being a map with dots on it, he sees it as having some summary of the Comprehensive Plan and the survey is the public engagement piece that the City went through in order to help come up with the Comprehensive Plan. He stated that he thinks it is a public engagement piece within the Plan that explains that the City went out and surveyed the public and got these responses back and then built these changes into the Plan. He explained that he sees it as part of the summation of what the Comprehensive Plan is and what it is supposed to do and includes a few maps and graphics about the main pieces in addition to the text summary.

Mr. Zweber thanked Commissioner Murdock for that information but noted that it seems to be different than what was discussed a number of meetings ago when he brought forth the 5 examples of story map options. He stated that from his notes, the map that had a consensus was surrounding the example from Edina. He noted that WSB has not moved forward on much yet, so if there is a consensus that this is no longer the type of story map they would like move forward with, then he needs to know it now.

Chair Lobermeier stated that he agrees with the comments made by Commissioner Murdock. He stated that of the examples Mr. Zweber had presented, he believes Edina was better than the others, but thinks that Commissioner Murdock described fairly accurately what the Commission is actually looking for which is not just a map that has numbers you can click on.

Commissioner Murdock stated that he believes there are a number of examples from the meeting notes about other cities story maps about their Comprehensive Plan and noted that none of the examples provided by WSB were Comprehensive Plan story maps. He stated that he feels that the City asked for Comprehensive Plan story maps, but got project story maps. He stated that he is happy to share his examples with Mr. Zweber.

Mr. Zweber stated that he remembers some of the examples and has concerns about being able to accomplish those goals with the approved budget.

Commissioner Murdock explained that he had seen a number of examples of website/story maps that all the information can be broken down into tabs across the top or you can have a tab that contains a scroll down set of paragraphs with settings and text with tap outs for graphics as you go down through the text into the different sections. He stated that this is what he was envisioning with one tab that there would be a combination of text about our different sections of the Comprehensive Plan and then some of the important graphics and maps about the City they can tap on them and they show up.

Mr. Zweber stated that is helpful because they plan to accomplish much of what he just referred to in the conversion of the PDF into the graphic PDF document. He stated that they can do a lot that way that isn't technically a story map. He thanked the Commission for this feedback.

Chair Lobermeier suggested that perhaps WSB should begin work on their graphical conversion and then come back to revisit the story map details.

Mr. Zweber stated that they could perhaps begin working on the introduction and one other section and show the Commission how those things will interact and get their feedback before they continue moving forward with the whole thing. He stated that it will move the conversation from conceptual to an actual example for specific feedback. He noted that based on this discussion,

he has some idea of what he can put together that are more than a rough outline of what he thinks the Commission is looking for so they can all make sure they are heading in the right direction.

Chair Lobermeier asked the Commission to get their thoughts and comments together for WSB by the second meeting in December.

## **COMMUNICATIONS:**

### **4. Accept Resignation of Joel Ericson**

Chair Lobermeier noted that he was sad to see Commissioner Ericson's resignation and was unaware that he was moving. He stated that it has been a pleasure to work with Commissioner Ericson and hopes that the Council will recognize his service at their next meeting.

### **5. Planning Commission Member Interview: Kevin Teel**

Chair Lobermeier thanked Kevin Teel for his interest in serving on the Planning Commission and asked him to introduce himself to the Commission.

Kevin Teel stated that he has been in Wyoming since 1991 and noted that he served on the Planning Commission in the mid-1990s when Neil Gatzow was mayor. He stated that he had also served on the Park Board, back when they were an actual "board" and handled hiring and firing for the ice rink. He stated that he has also been involved in the early days of Stagecoach Days.

The Commission asked questions about Mr. Teel's background.

**A MOTION WAS MADE BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER MURDOCK, TO RECOMMEND THAT KEVIN TEEL BE APPOINTED TO SERVE AS A MEMBER OF THE PLANNING COMMISSION.**

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

*Voting Nay: None*

*Abstain: None*

*Absent: Ericson*

## **UPDATES:**

### **6. Hoppe Motor Vehicle Sales C.U.P approved by the City Council on November 4, 2020**

Chair Lobermeier thanked Zoning Administrator Weck for the updates from the Council meetings. He noted that he will not be able to attend the November 24, 2020 Planning Commission meeting.

**A MOTION WAS MADE BY COMMISSIONER CARR, SECONDED BY COMMISSIONER WEST, TO ADJOURN THE NOVEMBER 10, 2020 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:57 PM.**

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

*Voting Nay: None*

*Abstain: None*

*Absent: Ericson*

**NEXT REGULAR MEETING:**  
**NOVEMBER 24, 2020**  
**7:00PM**