

**APPROVED MINUTES  
PLANNING COMMISSION  
CITY OF WYOMING, MINNESOTA  
SEPTEMBER 12, 2023  
7:00PM**

**CALL TO ORDER:**

*Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for September 12, 2023 to order at 7:00 PM*

**CALL OF ROLL:**

*On a Call of the Roll the following members of the Wyoming Planning Commission were present: Mark Lobermeier, Michael Naumann, Katie West, Dan Iverson, and Mark Holl*

*ABSENT: None*

*Also Present: Fred Weck Zoning Administrator and Kim Lindquist, City Planner*

**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 August 22, 2023**

**A MOTION WAS MADE BY COMMISSIONER NAUMANN SECONDED BY COMMISSIONER WEST, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR AUGUST 22, 2023 AS SUBMITTED.**

*Voting Aye: Iverson, Naumann, West, Holl, and Lobermeier  
Voting Nay: None  
Abstain: None  
Absent: None*

**SCHEDULED PUBLIC HEARINGS: NONE**

**NEW BUSINESS**

- 2. Site Plan Review: SP-23-005 Commercial Plumbing & Heating**  
Location: 24428 Greenway Avenue  
Applicant: Sperides Reiners Architects, Inc. – Jeff Gears AIA, NCARB, LEED AP  
Owner: Commercial Plumbing & Heating – Natalie Bengston & Derrek Skeie  
Property ID Number: 21.10854.10

City Planner Lindquist gave a brief presentation that outlined the location of the property, zoning, land use map, and the site plan. She explained that the property was already developed with parking along the roadway but noted that the applicant is proposing to construct a 7,018 sq. ft.

addition on the west side of the existing building. She noted that there will be a ponding area that currently does not exist on the site. She noted that the existing tree line will be maintained. She stated that the gravel area to the north does not meet the setback requirement and staff is requesting that this be pulled back, the gravel removed, and some additional landscaping be put in. She stated that there will not be a lot of activity happening on the front of the property and noted that the existing access points would remain. She stated that there is ample parking for any additional users beyond the paved area. She noted that included in the packet were some potential truck maneuvering layouts. She reiterated that they will be adding a stormwater pond that is essentially an infiltration basin which had been lacking on the site. She reviewed buildings plans, materials, lighting, landscaping, utilities, and the 7 recommended conditions of approval. Staff recommends approval.

Commissioner West asked about the location of the new proposed building and asked if there was currently a fence in that location.

Zoning Administrator Weck stated that currently it was a fenced in area around the gravel line.

Chair Lobermeier asked if the fence provided screening.

Zoning Administrator Weck stated that there are panels with opaque slats.

Commissioner Iverson asked for details on the fence location.

Natalie Bengston, applicant, stated that it will be along the back near the lot lines.

Chair Lobermeier asked if the applicant would like to address the Commission.

Ms. Bengston stated that the biggest concern for them would be the suggestion to do the consistent building materials with the existing building because that would be cost prohibitive. She stated that they feel that their proposed design will look great and noted that it will clean up the yard and look nicer to the residential side than it currently looks because right now they are storing things in the back that will be brought inside with the new addition. She explained that they feel as though the design they propose matches the commercial buildings that are nearby.

Chair Lobermeier asked Zoning Administrator Weck about his comfort level with this material since it will be different than the existing building.

Zoning Administrator Weck stated that structurally the proposed material will work just fine and noted that the City has recently had some buildings constructed the same way. He stated that the when it comes to the aesthetics, that would be up to the eye of the beholder.

Chair Lobermeier stated that he loves to see businesses grow in the City but would like to attempt to stick to the City's ordinance and Architectural Standards and the idea of having consistent materials.

Commissioner West stated that the City is currently in the process of rewriting their Architectural Standards and noted that it was next on tonight's agenda.

Commissioner Iverson asked about things from the perspective of the nearby resident related to things such as lighting or nighttime traffic.

Ms. Bengston stated that nothing will change from their current operations. She stated that they do not accept deliveries after 3:00 p.m. and they basically shut down by 3:30 p.m. She stated with the expansion of the warehouse she believes it will truly clean up the backyard area.

Chair Lobermeier asked if there would be any outside storage once this addition is built.

Ms. Bengston stated that she did not believe they would need to have any outside storage once they have the capability of bringing everything inside.

Commissioner Naumann stated that he feels this will be an improvement especially for the nearby residents.

Chair Lobermeier stated that he would suggest the applicant include a few trees on the north property line in order to add additional screening between their business and the residence.

Commissioner Holl stated that he has driven by this business for years and has always found them to be clean as a whistle and very well taken care of. He stated that he has no problem with the proposed material and noted that many of the others are glorified pole barns. He stated that this business has kept their property looking beautiful for years and would doubt that will change with this addition and noted that he would describe their business as the 'cream of the crop'.

Commissioner West stated that she likes the idea that this addition will clean up the backyard so the material will be less visible for the neighbors.

**MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER HOLL, TO RECOMMEND APPROVAL OF THE SITE PLAN REVIEW: SP-23-005 COMMERCIAL PLUMBING & HEATING LOCATED AT 24428 GREENWAY AVENUE FOR SPERIDES REINERS ARCHITECTS, INC. – JEFF GEARS AIA, NCARB, LEED AP AND OWNER: COMMERCIAL PLUMBING & HEATING – NATALIE BENGSTON & DERREK SKEIE, SUBJECT TO THE CONDITIONS LISTED IN THE STAFF REPORT WITH THE REMOVAL OF CONDITION #2, AND TO CLARIFY THAT THE REQUEST IN #4 WAS RELATED TO SCREENING AND THE ADDITION OF A TREE HERE AND THERE TO BREAK UP THE BUILDING LINE**

*Voting Aye: Iverson, Naumann, West, Holl, and Lobermeier*  
*Voting Nay: None*  
*Abstain: None*  
*Absent: None*

Chair Lobermeier stated that this item would move onto the City Council on September 19, 2023.

**OLD BUSINESS:**

**3. Architectural Standards: Example Draft Ordinance**

Zoning Administrator Weck noted that what was in front of the Commission tonight, in the draft ordinance, should reflect their past discussions as outlined in the minutes of those meetings.

Chair Lobermeier noted that part of the goal in making these changes was to make it easier for an applicant to search and find what they needed. He stated that even though this document may seem a bit repetitive, he feels it will be helpful for them not to have to sift through everything and will be easier for them to use.

Commissioner West stated that she thinks this is actually pretty condensed which is very nice.

Chair Lobermeier stated that part of why the Commission even began looking at this was because they were getting some requests for materials that they had not seen before. He stated in each of the 3 classes, at the bottom, you will see new materials that meet the intent of the preamble. He stated that he felt the previous applicant was pretty clever in giving the Commission 3 examples in town where they had recently approved this type of material. He stated that what the City is trying to do can be found in the preamble and lists things they do not want such as being unsightly or subject to rapid deterioration. He stated that if the Commission applies this as

a test to the recommendation they just made for the Council, he thinks it applies but thinks aesthetics can come into play in some circumstances and can be a bit of a slippery slope. He stated that he understands the thought behind being open to new materials, but they also need to make sure they have a firm piece of ground to stand on if they want to tell an applicant 'no'. He stated that he did not necessarily feel that way tonight, but can see it cropping up somewhere down the road.

Commissioner West stated that she also feels this was been raised for discussion because of how they want the downtown area to look including not just having pole barns everywhere, but have designs that are more inviting and more community oriented. She stated that she likes what they have done with some of the standards with percentages related to exposure to residential and streets.

Chair Lobermeier stated that he feels it is key to be able to communicate with someone wanting to move forward with a project in the City and for them to be able to understand what the City wants them to do.

Zoning Administrator Weck noted that he had spoken with the architect for the previous item a few months ago who had asked about the Architectural Standards. He stated that he took him through the ordinance and explained what it said and noted that they asked him about other buildings that may have metal which he passed along to them. He stated that he thinks the Commission still needs to take a look at what they are doing for Class I and Class II materials and make some decisions about what they are willing to accept in each class.

City Planner Lindquist stated that based on the 5 minutes she has had to review this material, she would say there needs to be better definitions. She noted that it says that prohibited exterior materials are metal siding, formed metal panels with exposed fasteners, and pole barn, but later it talks about the Class III as ornamental metal, and noted that she wasn't sure she would know what that was. She stated that she understands it is probably an upgrade, but if the City wanted to differentiate it, she feels it would need more clarity, especially because metal siding is listed a 'prohibited'.

Commissioner Holl stated that when he hears the term 'ornamental metal' he thinks of a Pizza Hut.

Commissioner West stated that she wants people to be able to understand this ordinance so they can avoid a situation where the applicant is sitting in front of the Commission and they just keep on saying, 'nope, that is now what we are looking for'. She stated that she feels the Commission's job is to enforce the code but also to have opinions, because they are also residents of the City. She stated that she thinks it is very hard to get super descriptive because, for example, if you talk about precast panels, there could some that look like hockey arenas and others that look like brick.

Commissioner Iverson stated that it is adding the architectural element and noted that galvanized sheet metal is not pleasing to some people.

Commissioner Naumann stated that a lot of this is subjective, like 'appearance' or 'effects property value'. He stated that he thinks someone could take the very best of materials and still create something very ugly and could use relatively poor materials and end up with something that looks beautiful. He stated that there may be an issue of longevity in that example, but he feels the more confining they make this, it will restrict both the City and the applicant from having subjectivity to what is acceptable. He noted that there are no perfect standards.

City Planner Lindquist reiterated her concern that she feels this needs to be more descriptive.

Commissioner Holl stated that he felt there were enough pole barns in the City.

City Planner Lindquist stated that there are some buildings that have fairly nice metal siding and would say that some of that is smooth and colored, which some may classify as ornamental. She stated that she wasn't sure what the City's intent was, but stated that ultimately, people will read it and decide what it means and staff will have to explain how metal siding and ornamental metal were different. She reiterated that she was just trying to provide clarity and administration.

Commissioner West stated that the public meetings are the community's opportunity to come in and voice their opinion.

Commissioner Naumann stated that he thinks there are probably certain materials that they want to stay away from and others that would be better but asked how they could technically define metal siding or ornamental siding and what the difference is. He stated that was not his field of expertise, so he could not really speak to it.

City Planner Lindquist asked if the Commission would want to have things like color coding, treatment, or undulation as a requirement.

Commissioner West noted that she has seen flat panels where they have been able to add overhangs or eaves that ended up looking beautiful. She stated she has also seen ones that look like brick or have a certain number of windows with a lot of natural light coming in that can also look good.

Chair Lobermeier stated that sometimes you can get 'wrapped around the axle' with an ordinance that is too tight and sometimes having it be a bit too loose is okay because then they have the opportunity to review it. He read aloud language from page 2 about cohesive appearance and avoiding garish and bright accent colors. He stated that these are broad phrases but because they are, it gives the Commission the opportunity for interpretation and suggested that may not be all bad.

City Planner Lindquist reiterated her concerns and noted that it was because it specifically says 'prohibited exterior materials'. She stated that would not be related to the things just mentioned by Chair Lobermeier. She explained that she feels like people will consistently say that it is ornamental or treated because otherwise it is prohibited. She stated that in her opinion, the City would not want unadorned or untreated metal siding.

Commissioner Iverson suggested that they work in some language about siding materials that are not commercially available for the purposes of exterior siding.

Zoning Administrator Weck stated that as the Building Official, if someone were to come to him with siding that was from nowhere and did not have some kind of approvals, he would tell them they could not use it. He stated that it would not matter how beautiful it looked if it didn't meet some standards to show that it was, for instance, weatherproof.

Commissioner Iverson asked if that type of material would be commercially available for use as siding.

Zoning Administrator Weck stated that it would be and noted that he had seen a lot of weird stuff be proposed, including second hand stuff that was made 30 years ago and is not being used because it was a bad material.

City Planner Lindquist stated that there are certain things that the City knows they do not want, such as corrugated metal. She stated that this was why she would refine the descriptions.

Chair Lobermeier asked Zoning Administrator Weck to add a few descriptors and definitions. He asked if the percentages were usually a non-controversial issue when dealing with an applicant.

Zoning Administrator Weck stated that the issue is usually more about the material itself.

The Commission discussed the situation with the recent Dairy Queen application.

Chair Lobermeier stated that he was hoping to find a way to show the applicant what the City wanted and what they do not want. He stated that he thinks City Planner Lindquist brought up some valid points about items that need a bit more clarification, especially surrounding metal siding.

Zoning Administrator Weck suggested that he put together a final draft of this information before they schedule the public hearing.

Chair Lobermeier asked if the City should have anyone else take a look at this, for example, Austin Hallberg, because he has been in front of the City numerous times to see if it makes sense to him.

Zoning Administrator Weck noted that he had some architects take a look at it and give some feedback and stated that he would bring it back to them again. He asked if the Commission wanted to do anything about shuffling around the materials within the Class I, Class II, and Class III.

Commissioner West stated that EIFS can look very nice and noted that they use it frequently in commercial projects integrated with precast/tip-up panels.

Zoning Administrator Weck stated that Class II has masonry stucco and Class III includes EIFS and he thinks the reason for that is related to durability. He used the example of Bruce's Foods where the EIFS had been hit with a hammer near the door and you could see the insulation. He noted that it did not take much to damage that materials as opposed to what it would take with stucco.

Chair Lobermeier noted that they should also clarify if 'fiber cement' is the right terminology and whether it means the same to everyone.

Commissioner Holl noted that there is cement board siding and LP which look the same even though they are not the same. He noted that LP is much cheaper than cement board siding.

Chair Lobermeier stated that he did not feel he had a lot to offer to a conversation about moving materials around within the classes.

City Planner Lindquist asked if a concrete tip up panel that is not smooth would be considered a Class II material.

Commissioner West stated that her company works with precast panels a lot in commercial building and reiterated that there are some that look like hockey arenas which are not very attractive, but has seen others that have color variations or etching that look nice, even though they are flat panels.

City Planner Lindquist explained that her real question was whether non-smooth concrete tip up panels would be Class II. She stated that the language should be the same.

Chair Lobermeier suggested that they take out smooth concrete tip-up panels out of Class III completely.

City Planner Lindquist stated that the other thing they could do is have smooth, but make it a requirement that there needs to be some type of change, for example an undulation or variation of some sort so it was not a blank wall. She stated that she would like to see the terminology be consistent.

Commissioner Iverson stated that other components that come into play are things like windows and how they can break things up.

**COMMUNICATIONS:**

Zoning Administrator Weck noted that the only thing planned for the next meeting, right now, would be the Architectural Standards issue.

Chair Lobermeier asked how difficult it would be to begin looking at potential rezonings based on the Comprehensive Plan.

Zoning Administrator Weck explained that he needed to talk to City Planner Lindquist about how they may be able to do a mass rezoning without having to do individual notices on every property.

**UPDATES:**

Wildlife Estates Plat 5; the rezone, variances, preliminary, and final plats were approved by the City Council.

**A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER HOLL, TO ADJOURN THE SEPTEMBER 12, 2023 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 8:06 PM.**

*Voting Aye: Iverson, Naumann, West, Holl, and Lobermeier*  
*Voting Nay: None*  
*Abstain: None*  
*Absent: None*