

**APPROVED MINUTES  
PLANNING COMMISSION  
CITY OF WYOMING, MINNESOTA  
OCTOBER 10, 2023  
7:00PM**

**CALL TO ORDER:**

*Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for October 10, 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, and Dan Iverson*

*ABSENT: Commissioner Mark Holl*

*Also Present: Fred Weck Zoning Administrator, City Planner Kim Lindquist, 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 September 12, 2023**

**A MOTION WAS MADE BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER NAUMANN, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR SEPTEMBER 12, 2023 AS SUBMITTED.**

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

**SCHEDULED PUBLIC HEARINGS:**

**NEW BUSINESS**

- 2. Conditional Use Permit C-23-002 and Site Plan Review SP-23-003**  
Location: 26443 Fallbrook Avenue  
Applicant: All Safe Global  
Owner: Morgan Industries, Inc.  
Property ID Numbers: 21.00054.00 and 21.00231.00

City Planner Lindquist gave a presentation outlining the request for expansion of exterior storage at 26433 Fallbrook Avenue. She explained that there are really 4 parcels that function as one

property. She noted that they had included a condition of approval that the applicant enter into a Development Agreement with the City in order to recognize that the 4 parcels function as one and explained that this means that the properties cannot be sold independently without coming into compliance. She reviewed the site and noted that it is zoned for industrial and has a CUP for exterior storage, but the property is designated as commercial. She noted that one other condition is for fencing to ensure that there are no materials visible above the fence height. She reviewed details of the planned infiltration basin, the easement necessary around the wetland, landscaping, and open space on the property. She explained that staff is recommending approval subject to the conditions included in the staff report.

Zoning Administrator Weck noted that there may be an additional condition added related to requirements from the fire marshal due to some recent incidents in the area.

Commissioner Iverson asked about item #5 within the staff recommendation of fencing up to 6 feet high and noted that the fencing right now looks like it is closer to 8 feet in height.

Building Official Weck stated that he wasn't sure and noted that they could go up to 8 feet in industrial district.

Commissioner Iverson stated that he thought may also help with items being visible. He stated that the fencing will be close to the downtown area and asked if they could add some type of architectural interest to the fence since it will be so visible. He stated that this is adjacent to the downtown area and there have been many conversations about improving the aesthetics of the downtown areas and suggested that it could even be something such as bump-ins every so often along the fence in order to change it from a linear wall of fencing.

City Planner Lindquist stated that they could do something to break it up visually and suggested shrubbery rather than coming up with a way to change the color or material of the fencing.

Commissioner Iverson reiterated his suggestion that there be some type of bump-ins every 50 feet or so, that the line of fencing is broken up. He noted that it would add an area of interest and they could add a shrub at that bump-in point. He reiterated that he was trying to get away from having a straight, 200 foot line of fencing, especially with its proximity to downtown.

Chair Lobermeier clarified that this is guided for commercial use and asked if this was the southerly tip of what the City had as the commercial zone.

City Planner Lindquist stated that was correct.

Chair Lobermeier asked about the setbacks for industrial and if the fences were right on the property lines.

Building Official Weck stated that the fences can be right on the property lines.

Chair Lobermeier asked why type of fire suppression vehicle would be able to access the access aisles. He asked if the fire chief had reviewed the proposal for those types of questions.

Building Official Weck explained that part of the orders from the State Fire Marshal were to have access aisles that would be usable.

Glen Wedll, All Safe Global, explained that they were looking to expand because of their incident last spring where fire trucks could not get to the back of the property. He stated that they want access for fire trucks and explained that moving the fence back will allow them to have that access. He noted that it will also help them bring their piles down and explained that they have grown and are taking in a lot of recycling. He explained that their proposal will also allow them to segregate some of those materials so the site is better organized. He stated that they would like to add some curb appeal with the new fence and landscaping.

Commissioner West stated that she lives nearby and asked what is stored on the property and how high is currently was above the fence line.

Mr. Wedll stated that he believes it is about 3 feet above the fence line in some places. He explained that they are storing cylinders and noted that they recertify high pressure cylinders. He noted that they usually don't store the gases, but some of the recycling comes in with gases in it, so they empty them out.

Commissioner West asked if they would be willing to bring all the fencing up to 8 feet tall, if it was approved. She stated that she felt that curb appeal was a big deal and noted that this is the entrance into the business district. She explained that she supported the idea shared by Commissioner Iverson for some bump-ins and landscaping along the fence line and asked Mr. Wedll if that was something they would be willing to do.

Mr. Wedll stated that they could look into it and noted that it would add to the cost.

Commissioner Naumann asked if the fence height of 6 feet versus 8 feet would make a big difference in what people would be able to see.

Mr. Wedll explained that if the fence was moved out, they would not stack above the fence line like they have been doing currently. He stated that the material will be below the fencing whether it is 6 feet or 8 feet high.

Commissioner Naumann asked if there were flammable materials within the pressurized cylinders.

Mr. Wedll stated that most of the service ones are empty when they come in, but the recycling ones sometimes do have gases in them. He reiterated that they take out the gases and then recycle the cylinders. He noted that since the fire last spring, they have worked with OSHA and have been following their recommendations.

Commissioner Naumann asked if there was security at the facility.

Mr. Wedll stated that they do have cameras all around the building with data kept on a hard drive.

Commissioner Naumann asked about the communications between this business and the City regarding the priority of places that could potentially be harmful if threatened or breached.

Mr. Wedll noted that an 8 foot fence could also help in that situation.

Commissioner Iverson stated that a lot of stuff is visible in looking at the aerial photo.

Mr. Wedll stated that he agreed that they have a lot of stuff and noted that they are trying to shed some of those items. He stated that they just purchased a shredder and have been working on shredding some of those items.

Commissioner Iverson asked if there was any material on site that would pose a threat to the groundwater.

Mr. Wedll stated that it would not because it was all gases and would escape to the air.

Commissioner Iverson reiterated that because of the location of the trail and the road, he appreciated the thought behind getting the material down below the fence. He stated that if an 8 foot fence is what is needed to keep that sight line for people traveling by, then that is what he would recommend.

Chair Lobermeier stated that because the material comes in and stays for quite a while he thinks of it more as a storage facility than a recycling facility.

Mr. Wedll stated that the recycled stuff does sit for a while and takes a long time to go through it. He explained that they use their labor as fill-in work to take care of the recycling and reiterated that over the last month they have made a concerted effort to get some of it out of there.

Chair Lobermeier asked how long some of the material stays on site.

Mr. Wedll stated that they have about 10 months of recycling sitting there.

Chair Lobermeier asked if they had projected when they may be at capacity at this site.

Mr. Wedll stated that they are currently at capacity, but does not know if they have made those calculations for the expansion.

Frank Brodeen, Civil Engineer, Widseth, stated that to address the possible nefarious acts brought up earlier, he wanted to point out that in the outdoor storage plans, and they are proposing to construct 3 flammable control areas that will be made of precast concrete block. He stated that the plan is to store the canisters that come in with gas in them inside if those areas.

**MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER NAUMANN, TO OPEN THE PUBLIC HEARING.**

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

**MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO CLOSE THE PUBLIC HEARING.**

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

Commissioner West stated that her thoughts mirror what Commissioner Iverson was saying about this being the entrance into the business district. She stated that this is important because they are really trying to turn their downtown area into something nice. She stated that she would support having some architectural details or a higher fence along with adding some shrubs.

Commissioner Iverson stated that he supports all the recommendations included in the staff report.

Chair Lobermeier asked if he would rather see an 8 foot high fence rather than 6 feet high.

Commissioner Iverson confirmed that he would like to see an 8 foot fence rather than a 6 foot and reiterated that he believes the fencing is already 8 feet high.

Chair Lobermeier stated that it is not entirely visible right now and his hope is that it will not become any more visible. He stated that this is guided for commercial and at some point they will have to take a look at that, but understands the potential for expansion. He stated that his hope was that this expansion would improve the 'invisibility' of the site, but also the safety, for example things like the recent fire issues.

Commissioner West stated that the fire last spring was very large and she could see it from her deck. She asked if they could add in what they are already doing as part of the conditions with the precast block mentioned by the engineer.

Building Official Weck explained that was a requirement that they have to do and it comes from the fire marshal. He noted that the original conditions from the CUP should also remain valid.

Commissioner West stated that she was happy to hear about the requirements from the fire marshal because she has little kids and is close by.

Chair Lobermeier asked about fire suppression equipment on the site.

Zoning Official Weck reviewed the original permit language.

City Planner Lindquist stated that she thinks the City is interested in maintaining this site to the best of its ability. She noted that the concern about future expansion because they are taking in more equipment than they are putting back out is something they have some control over, so they will need to control their inventory so it I not just continue to stack up and move towards another expansion.

Commissioner Iverson asked about possible landscaping options with the fence and suggested that it be included as a condition.

**MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER NAUMANN, TO RECOMMEND APPROVAL OF CONDITIONAL USE PERMIT C-23-002 WITH 16 CONDITIONS, AS DISCUSSED (CONDITIONS: 1-4 AS THEY APPEAR IN STAFF REPORT; 5 - AMENDED TO INCREASE THE HEIGHT OF THE FENCE TO 8 FEET; AND THAT FENCING INCLUDE BUMP-INS AND BUMP-OUTS FOR PLANTINGS; 6-14 AS LISTED; 15 – APPLICANT SHALL STAY IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND REQUIREMENTS OF THE MINNESOTA STATE FIRE MARSHAL FOR SAFE OPERATION OF THE FACILITY; AND 16 – THAT ALL OF THE CONDITIONS OF THE ORIGINAL CUP WOULD CONTINUE TO APPLY); AND APPROVE SITE PLAN REVIEW SP-23-003 LOCATED AT 26443 FALLBROOK AVENUE FOR APPLICANT: ALL SAFE GLOBAL, AND OWNER: MORGAN INDUSTRIES, INC., FOR PROPERTY ID NUMBERS: 21.00054.00 AND 21.00231.00**

City Planner Lindquist suggested that they modify the language of #11 to specifically add language addressing the shrubbery and fencing.

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

**OLD BUSINESS:**

**3. Architectural Standards Definitions**

Zoning Administrator Weck noted that he had come up with a number of definitions and reviewed some of the information he had gathered.

Chair Lobermeier noted that the Commission had discussed in the past LP material versus other types and asked if it should be included in the list.

Commissioner West noted that LP material is common and is frequently used.

Zoning Administrator Weck asked if the Commission wanted to do any shuffling of materials.

City Planner Lindquist suggested the idea that if a property is on the edge or in a transition area, for example, a business near a residential area that the City could then allow more residential type materials because it may be more complementary.

Chair Lobermeier noted that he thought that was a great suggestion.

Commissioner West agreed and stated that she agreed that it made a lot of sense.

City Planner Lindquist stated that in her mind residents would appreciate it more as well.

Chair Lobermeier suggested that it be written in a way to say that the City 'may' consider complementary materials. He reiterated that if fiber cement was no long the correct terminology that should be changed to LP. He referenced Section 40-451 which stated that any applicant 'may' request a meeting and asked if that should say 'must' so it doesn't seem optional.

The Commission discussed changing the wording to state that a meeting is 'recommended' with staff.

Chair Lobermeier referenced Section 40-458 and asked if that should be up front before many of the other categories.

Zoning Administrator Weck stated that he thinks that is a good idea. He stated that he will pull together a final draft for Commission review at a future meeting with the idea of the public hearing being held on November 28, 2023.

**COMMUNICATIONS:**

**UPDATES:**

**A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER NAUMANN, TO ADJOURN THE OCTOBER 10, 2023 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:53 PM.**

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