

**APPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
FEBRUARY 28, 2024
7:00PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for February 28, 2024 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, Katie West, Dan Iverson, and Mark Holl*

ABSENT: None

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 January 9, 2024**

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR JANUARY 9, 2024 AS SUBMITTED.

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

SCHEDULED PUBLIC HEARINGS:

2. **Interim Conditional Use Permit for a Home Occupation: ICUP-24-01**
Location: 24963 Fallbrook Avenue
Applicant: Talbot and Jayne Gravelle
Property ID Number: 21.20610.31

Zoning Administrator Weck explained that he had gotten locked out of his computer so he was unable to access the Power Point presentation that he had prepared. He noted that on the desk was a letter from one of the neighbors and also a letter from the applicant who was not able to be present tonight. He explained that some of the neighbors were concerned about the port-a-potty and is being addressed by Mr. Gravelle.

Chair Lobermeier stated that within the application it stated that he had a business, doesn't have a business anymore, and was thinking of having a business again. He stated that this portion of the narrative was a bit confusing.

Zoning Administrator Weck stated that he believes what he was trying to say was that he shut

down the one business and was in the process of creating the other one that he was applying for permits through the City.

Chair Lobermeier clarified that they were similar businesses.

Commissioner West asked if it was a business and not just Mr. Gravelle telling youth to come and play baseball.

Zoning Administrator Weck confirmed that it is a business.

Commissioner Holl asked if the City was allowing Mr. Gravelle to do this before.

Zoning Administrator Weck explained that Mr. Gravelle was doing this before and noted that he had received a complaint so he sent a letter explaining that he needed to have an ICUP in order to operate the business.

Commissioner West stated that it appears as though parking is allowed on this street.

Zoning Administrator Weck confirmed that there is parking allowed on this street and explained that in his Power Point presentation is had an aerial photo that show the property has two driveways and a detached accessory building that is probably 50-100 feet from the road. He stated that because of the driveway space he did not see a need for parking on the street.

MOTION BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER HOLL, TO OPEN THE PUBLIC HEARING.

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

No one addressed the Commission.

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

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

Chair Lobermeier noted that this property is very near to where he lives and is very familiar with the property. He stated that he was a bit surprised to see the letter was from someone who was not close by and is further south. He noted that he felt the proposed conditions staff had included in the staff report cover the concerns that have been expressed from the neighbor.

Zoning Administrator Weck stated that the letter is from a neighbor that is about 500 feet to the south.

Commissioner West stated that the port-a-potty looks more like a shed.

Commissioner Holl noted that he had driven by the property and felt that the driveway is plenty deep and should be able to have about 4 cars parked in and so he didn't see any need to have street parking. He stated that his business is simply teaching boys to play better baseball.

Chair Lobermeier agreed and stated that this business would also not have materials delivered to the site or rendering anything on the property.

Commissioner Holl stated that it will only be a few hours a week and there could be things like day care of horse care that would have way more activity during the week and feels that this is minimal.

Commissioner West agreed and stated that she also felt it was good for the community.

MOTION BY COMMISSIONER HOLL, SECONDED BY COMMISSIONER IVERSON, TO RECOMMEND APPROVAL INTERIM CONDITIONAL USE PERMIT FOR A HOME OCCUPATION: ICUP-24-01, LOCATED AT 24963 FALLBROOK AVENUE FOR TALBOT AND JAYNE GRAVELLE, PROPERTY ID NUMBER: 21.20610.31, BASED ON THE FINDINGS OF FACT AND SUBJECT TO THE 9 CONDITIONS INCLUDED IN THE STAFF REPORT.

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

3. Variance: V-24-01 Architectural Standards

Location: 5201 260th Street

Applicant: Emily Ness of ISG

Owner: Rosenbauer Minnesota LLC

Property ID Number: 21.00468-32

Zoning Administrator Weck explained that on the east side of the building last winter, they had an avalanche of snow/ice sliding off the steel roof and impacted the building and put a dent across about 300 feet of the building. He explained some of the difficulty in replacing the panels and fasteners and noted that on the table was examples of the proposed materials.

Amanda Thomas, ISG, addressed the Commission and explained that Zoning Administrator Weck has been great to work with. She explained that the intent of their proposal is to make it as cohesive as they can with the existing building, without having a giant financial implications of things like replacing the roof.

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

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

No one addressed the Commission.

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

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

Chair Lobermeier noted that the Commission has spent a lot of time working on Architectural Standards in order to make this consistent and allowing new products, but in this case, he believes allowing this variance to move forward with a repair makes a lot of sense.

Commissioner Holl stated that he sees this as a hardship that Rosenbauer had no control over and feels their request is reasonable.

Commissioner Iverson stated that he thinks it is key to just make it look as consistent with the building as possible and would agree that this seems like the best option.

Commissioner West stated that she would rather have the building repaired than have it remain dented.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO RECOMMEND APPROVAL VARIANCE: V-24-01 ARCHITECTURAL STANDARDS, LOCATED AT 5201 260TH STREET, FOR EMILY NESS OF ISG/ROSENBAUER MINNESOTA LLC, PROPERTY ID NUMBER: 21.00468-32

<i>Voting Aye:</i>	<i>West, Holl, Iverson, and Lobermeier</i>
<i>Voting Nay:</i>	<i>None</i>
<i>Abstain:</i>	<i>None</i>
<i>Absent:</i>	<i>None</i>

NEW BUSINESS

4. Planning Commission 2024 Goals

Chair Lobermeier thanked Zoning Administrator Weck for putting together the initial list of goals for 2024.

Zoning Administrator Weck stated that he also had assistance from Assistant City Administrator MacFarlane. He reviewed the list of goals and expected activities of the Commission to work towards in 2024.

Chair Lobermeier asked if there had been any discussions with staff about what strategy the City may follow with regard to having land match the Comprehensive Plan Land Use Map.

Zoning Administrator Weck stated that he had discussed it briefly with Planning Consultant Lindquist about this, but he will provide her with this information and see what the scope of it will be.

Chair Lobermeier stated that he thinks it may make sense to look at how it may lay out over the course of the year rather than trying to do it all at one time. He stated that he believes that taking it in bite sized pieces and managing priorities may make the most sense.

Zoning Administrator Weck explained that he currently had it sorted by map sections.

Mayor Iverson suggested that when this comes to Council that it be clearly explained why the City is doing this rezoning.

Chair Lobermeier stated that it may be a good idea to sort of state the obvious even before they start that there is a 'heads up' that the City will be going through this process. He noted that he feels that it is likely to generate interest from the residents. He stated that some additional goals that he had thought about were: Continued collaboration with the EDA and the City Council regarding implementation of the downtown plan; Take a look at the Comprehensive Plan, because it is set up to look at on an annual basis.

Commissioner Iverson suggested that they add a goal to look at the lighting ordinances and see if there may be something that is more aligned with dark sky in order for Wyoming to not become another 'beacon of light' when they don't want it to be.

Chair Lobermeier noted that the last Comprehensive Plan had a paragraph that talked about dark skies, but wasn't sure if that was brought forward into the most recent version.

Zoning Administrator Weck noted that the current lighting ordinance was probably about 20 years old.

Commissioner Iverson noted that there had been a lot of changes in the technology in that time period. He stated that on his way to the meeting tonight he noticed that the library had very friendly, night sky type lighting with a lot of down lighting around the perimeter.

Commissioner West stated that she thinks the Wyoming Elementary School has bright lighting that stays on all night.

Chair Lobermeier noted that the Commission was always open to thoughts that the City Council may have about potential goals for them.

OLD BUSINESS: NONE

COMMUNICATIONS: NONE

UPDATES:

Mayor Iverson gave a brief update about what has been going on at the capitol and recommended that the Commission take a look at HF #4009. She stated that she will pass along more information to staff but explained that it essentially takes away things like public hearings for buildings and other local controls.

Chair Lobermeier stated that from her explanation it appears as though the intent would be to increase the amount of housing and cut the existing process.

Mayor Iverson reiterated that she encouraged them all to take a look and read through HF #40009 because she felt it was very over-reaching.

Commissioner Iverson stated that it essentially silences the voice of the communities for the kind of neighborhoods they want.

Mayor Iverson noted that there are a lot of cities working on this and there are a lot of lobbyists involved as well, but it has been authored by both GOP and DFL representatives.

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER HOLL, TO ADJOURN THE FEBRUARY 28, 2024 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:28 PM.

<i>Voting Aye:</i>	<i>West, Holl, Iverson, and Lobermeier</i>
<i>Voting Nay:</i>	<i>None</i>
<i>Abstain:</i>	<i>None</i>
<i>Absent:</i>	<i>None</i>