

**APPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
DECEMBER 10, 2024
7:00PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for December 10, 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, Mark Holl, and Chris Ortwerth

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 November 12, 2024**

A MOTION WAS MADE BY COMMISSIONER HOLL, SECONDED BY COMMISSIONER ORTWERTH, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR NOVEMBER 12, 2024, AS SUBMITTED.

Voting Aye: Holl, Ortwerth Lobermeier, West, and Iverson

Voting Nay: None

Abstain: None

Absent: None

SCHEDULED PUBLIC HEARINGS:

2. **Conditional Use Permit C-24-002 & Site Plan Review: SP-24-001 – Dairy Queen**
Location: 5111 East Viking Boulevard
Applicant: Fourteen Foods, LLC
Owner: D7 Wyoming, LLC
Property ID Number: 21.00020.00

Jason Michael, representing Dairy Queen, introduced himself and explained that he was here to answer any questions that the Commission may have. He stated that they were proposing a new construction project that would remove the existing gas station, leave that side open for a future tenant, and also build a small addition to the existing building.

Chair Lobermeier asked about the status of tank removal and remediation at the gas station site. Mr. Michael stated that all the Phase 1 environmental reports came back positive, so they can move forward.

Zoning Administrator Weck stated that the City had received a letter about a month ago from the MPCA informing them that the tank spill had all been taken care of.

Commissioner West asked if the plan was to tear down the existing gas station and then put on a separate portion that would just be for drive-thru traffic.

Mr. Michael stated that was the plan and explained that they were hoping for a future tenant on that portion of the lot, such as a small coffee partner like Dunkin' Donuts.

Commissioner West clarified that the Dairy Queen would still operate the same from their facility but the difference would be that it would no longer be connected to the gas station and then later they were planning to build a separate building for something like a coffee shop. She stated that the renderings for the drive-thru looked amazing.

Mr. Michael referenced Figure 202, which showed the future site plan and stated that this shows the idea of using the extra space on the lot for a small coffee partner.

Chair Lobermeier stated that he understood that it was difficult to nail down the timing of the second building so he was more interested in what would happen in the interim. He stated that the renderings show the center area being sodded during the first phase and explained that he was interested in what it will look like and how it will be maintained before they get the second tenant.

Mr. Michael explained that they will take full responsibility for the property. He noted that they have plans to spruce up the property with landscaping.

Commissioner Ortwerth asked about the current square footage of the Dairy Queen portion of the building.

Chair Lobermeier stated that the information in the packet says that the existing portion was 2,707 sq. ft.

Commissioner Iverson asked if Dunkin' Donuts was in the mix and explained that he would love to have one in the City.

Mr. Michael clarified that they have not settled anything, but they have had conversations with Dunkin' Donuts.

Commissioner West asked about pervious and impervious calculations and what would change with the added green space.

Zoning Administrator Weck stated that they were still counting the greenspace as impervious.

Chair Lobermeier stated that the staff report indicated that there were 33 parking spaces required but there were 51 on the site. He asked if there may be an opportunity to add additional greenspace because they may not actually need that much parking. He noted that the Dairy Queen was essentially the entrance to the City so he felt it was important that it look nice and appreciated their landscaping plans.

Mr. Michael explained that their goal was to make this as visually stimulating to the eye as possible while serving the purposes of the restaurant. He stated that he would be happy to meet with their real estate president to discuss the possibility of reducing parking and adding additional green space and asked if the City wanted more landscaping.

Zoning Administrator Weck clarified that there were a number of conditions included within the staff report that the City would like to see incorporated into its plans.

Chair Lobermeier asked if the parking spaces were intended to cover both buildings.

Zoning Administrator Weck stated that was correct.

Commissioner West stated that she wanted to make sure that the overall number of parking spaces took into account plans for the future use

Zoning Administrator Weck gave a brief presentation and reviewed staff report details for the proposed plans for a CUP for the Dairy Queen at 5111 East Viking Boulevard. He noted that there were 13 conditions of approval that have been recommended by staff. He explained that when they get to the point where they want to construct the new building, they will need to come back to the City for site plan review and approval.

Chair Lobermeier asked about the shared curb cut and whether this may be an opportunity to not have it.

Zoning Administrator Weck stated that one of the concerns the last time around was with the turning radius for semi-trucks which may be part of the reasoning but would have to discuss it with City Engineer Erichson.

Chair Lobermeier stated that he felt this was a bit of a conflict point with people coming in and out because there were also people coming into the auto supply store. He explained that there was just a lot of traffic movement going on in a big sea of pavement that does not have a lot demarcation between the properties. He reiterated that he would like to know if this may be an opportunity to change that situation and suggested that Zoning Administrator Weck bring it up with City Engineer Erichson. He stated that he assumed that City Engineer Erichson would also comment on site circulation for Dairy Queen as well as the potential new coffee place and also for the delivery trucks.

Mr. Michael explained that he was envisioning deliveries coming in off of East Viking Boulevard through the entrance and accessing the back of the building.

Chair Lobermeier asked about the timber wall that supports the western portion of the parking lot that was private and whether there was any evaluation of its condition. He explained that he just wanted them to make note of it because he did not want to see it become an issue.

Mr. Michael noted that he did not have any notes from their architect or engineer regarding the wall but he can go back and check.

Chair Lobermeier noted that one of the items mentioned in the conditions of approval was related to snow storage which he had not seen very often.

Zoning Administrator Weck stated that he was also surprised by that recommendation and believed that the intent was that because of all the parking spaces they had questions about the circulation and how it would be plowed.

Commissioner Iverson stated that he understood that it would be a one-way entrance from East Viking and asked if they would have arrows depicted on the parking lot or if the drawings in the packet were just meant to indicate the direction traffic would flow. He suggested that they may want to paint some arrows on the pavement in order to provide a little guidance for people.

MOTION BY COMMISSIONER ORTWERTH, SECONDED BY COMMISSIONER WEST, TO RECOMMEND APPROVAL OF THE CONDITIONAL USE PERMIT FOR DAIRY QUEEN AT 5111 EAST VIKING BOULEVARD, TO ALLOW FOR INCREASE IMPERVIOUS SURFACE

COVERAGE ON THE PROPERTY FROM 25% TO 64.1% BASED UPON THE FINDINGS OF FACT AND THE 13 CONDITIONS LISTED WITHIN THE STAFF REPORT.

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

MOTION BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER ORTWERTH, TO RECOMMEND APPROVAL OF THE SITE PLAN REVIEW, FOR DIARY QUEEN LOCATED AT 5111 EAST VIKING BOULEVARD, BASED UPON THE FINDINGS OF FACT AND THE 13 CONDITIONS LISTED WITHIN THE STAFF REPORT.

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

NEW BUSINESS: NONE

OLD BUSINESS: NONE

COMMUNICATIONS:

UPDATES:

Zoning Administrator Weck reminded the Commission that they had already canceled the meeting scheduled for Christmas Eve so their next meeting would be January 14, 2025.

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER HOLL, TO ADJOURN THE DECEMBER 10, 2024 “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:22 PM.

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