

**APPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
JUNE 22, 2021
7:00PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for June 22, 2021 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, Kevin Teel, Bryan Murdock, and Roger Carr

ABSENT: Katie West

Also Present: Robb Linwood, City Administrator, Tom Ramler-Olson, City Planner, 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 June 8, 2021

A MOTION WAS MADE BY COMMISSIONER MURDOCK, SECONDED BY COMMISSIONER CARR, TO APPROVE THE MINUTES OF THE "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR JUNE 8, 2021 AS SUBMITTED.

<i>Voting Aye:</i>	<i>Murdock, Teel, Carr and Lobermeier</i>
<i>Voting Nay:</i>	<i>None</i>
<i>Abstain:</i>	<i>None</i>
<i>Absent:</i>	<i>West</i>

SCHEDULED PUBLIC HEARINGS: NONE

NEW BUSINESS

2. Site Plan Review: Sp-21-002 – Hallberg RV Storage Facility
Location: Forest Boulevard/County Road 30
Applicant: Advanced Engineering Concepts
Owner: Hallberg Inc. (Austin Hallberg)
Property ID Numbers: 21.10293.00, 21, 11084.

City Planner Ramler-Olson stated that this property is two undeveloped lots along Forest Boulevard. The proposal is to construct an indoor and outdoor recreational vehicle storage

facility. He noted that the bulk of the building will be on the north lot and the south lot will primarily be used for an infiltration basin. The surrounding properties are primarily guided for light industrial and general business with a low-density development across the street. This property was rezoned last year from Commercial to Industrial, so the storage facility is compatible with that zoning district. He referenced the table in the staff report that compares the proposal with the standards in the Industrial District. He explained that the access to the property will be provided off a single drive off of Forest Boulevard. The City has provided the plans to the County Engineer and the County has stated that they would prefer the access drive be moved to be in alignment with 279th Street and that there be a right turn lane. He reviewed the screening and lighting proposals and noted that the lights will be affixed to the buildings so there will not be any light leakage onto the abutting roadways. He noted that the plans do not show signs and staff would like to see more detail on this as well as their screening plans. There will be no utilities extended to the development because it is a storage facility. He suggested that the Commission review the drainage information in the packet and noted that while he cannot answer their questions in this area, he can refer them to staff who can. The architectural design of the proposal is pretty utilitarian with a shed-roof style and noted that the proposed exterior material conflicts with the City's standards and should be revised. There were no landscaping plans provided, but it is indicated on the survey of proposed conditions that there will be some tree removal. He stated that staff is also recommending that there be a Woodland Preservation Plan prepared and presented to staff. He stated that staff is recommending that this request be tabled in order to have the applicants address the staff comments and things that need more detail.

Commissioner Murdock asked when the restriction on metal panels in the Industrial District hit the City Ordinances.

City Administrator Linwood stated that he believes it was 2014 or 2015.

Commissioner Murdock noted that the City has a lot of buildings with metal siding in the Industrial District. He asked if there was ever a case when metal sided buildings were allowed.

City Administrator Linwood stated that they have not been allowed any time recently and suspects that the last building approved would have been the Rosenbauer building.

Matt Appel, Advanced Engineering Concepts, stated that he has some pictures and dates of some of the buildings in the area that show the difference between those that have textured clad and the corrugated steel which he understands the City is trying to get away from.

Commissioner Murdock noted that he believes it is in the ordinance as a purely aesthetic issue.

Chair Lobermeier confirmed that is correct.

Commissioner Murdock asked who owned the land to the north of this project.

Mr. Appel stated that would be Loren Osterbauer.

City Planner Ramler-Olson noted that even if there is a way to recategorize the material they are proposing, there may be additional material restrictions. He explained that staff had picked up on the prohibition of metal sided buildings within the Industrial District, but there may be other standards that they overlooked because it is one material proposed on each side. He stated that there may be some exemptions carved out in that part of the ordinance but staff would need to research this a bit further.

Chair Lobermeier explained that one of the challenges the Commission has faced in the past on this issue is that an ordinance that is 6 or 7 years old does not keep up with changes that are made in building materials. He stated that this has meant that the Commission is open to actually looking at what is being proposed, but thinks, in this case, the Commission doesn't yet have enough information about this material and what it will look like.

Commissioner Teel asked if there would be a left turn lane going north on Highway 61.

City Planner Ramler-Olson stated that was put before the County but they did not recommend the left turn lane and only recommended a right turn lane.

Commissioner Teel stated that he thinks it could be a problem heading north when people stop to pick up their RVs.

City Planner Ramler-Olson stated that he will raise that issue with the County Engineer.

Mr. Appel stated that on the Rosenbauer building, only one of the 4 sides is the textured clad steel and the proposed buildings here, all 4 sides would have the textured steel.

Chair Lobermeier confirmed with Mr. Appel that he had been able to read through the staff report.

Commissioner Murdock noted that the door height looked like it was 14 feet high and asked what type of RV storage they would expect to get with a 14-foot-tall door. He asked how big of a unit can be accommodated with that height.

Mr. Appel stated it could virtually be any size because they have both 40 feet and 50 feet deep bays.

Commissioner Murdock asked if they would be placing any restrictions on what people can store.

Mr. Appel stated that they will be placing restrictions on how old the equipment can be because they do not want anything old than 15 years at the most, and most likely the restriction will be 10 years old.

Commissioner Murdock asked if there would be electrical outlets in the storage units.

Mr. Appel stated that there will be electrical plug-ins for the RVs themselves as well as some outdoor power supplies.

Commissioner Murdock asked if there would be insulation between the units.

Mr. Appel stated that there would not be insulation between the units.

Commissioner Teel stated that he drove by and noted that there are a lot of big trees in the southwest corner of the property and asked how many would be removed for this project, but noted that this had already been asked in the staff report. For the outside storage, he couldn't quite tell how much outside storage there would be and asked if there would be lighting for the outside storage.

Mr. Appel stated that based on the shape of the parcel, he does not think they will need to have anything other than what is on the buildings, however, they may want to put a bit more lighting on the south side of the building.

Commissioner Teel stated that his last question was also included in the staff report regarding what type of screening they would be using.

Chair Lobermeier stated that the screening will be with the fence and asked for details.

Mr. Appel explained that the fence will be 8 feet tall and noted that they had looked at two different types of screening that can be done with chain link fence. He stated that the two options are the tarp style that you frequently see on tennis courts, or the slat style and explained that the new slat styles are a bit more attractive than the older style. He stated that the trees referenced by Commissioner Teel are actually in the right-of-way and he would anticipate those will stay. On the south end there is a pretty good group of trees that is half in the right-of-way and half in the triangle. They are only taking one major group of trees, where the lot line is dividing the two parcels and down in the depression where they will put an infiltration basin. There are a couple

of trees on the north end that may or may not be removed. He stated that the first item in the staff recommendation is regarding the rear yard setback. He noted that he had contacted Zoning Administrator Weck who had given him some information about the setbacks and was told that it was 15-foot setbacks in the rear and in the staff report it states that they are supposed to be using a different classification and setback than what Zoning Administrator Weck had communicated to him. He stated that he had spoken to City Planner Ramler-Olson and City Administrator Linwood about why that had changed from his discussion with Zoning Administrator Weck and explained that they are looking for some direction on this issue and suggested that they may be able to get a variance for this item.

Chair Lobermeier asked if the 35 feet rear yard setback remains as the standard whether it would create a problem with the gravel area to the east of the buildings. He asked what kind of turning movement they would be looking for RVs to be able to get in and out of the doors.

Mr. Appel stated that that setback distance would cause a big problem and there would not be enough turning room.

City Planner Ramler-Olson stated that the difference is whether there are utilities being extended to the site. He stated that he cannot comment on what was said in the e-mail from staff, but he believes that this will need to comply with the 35-foot rear yard setback or they will need to apply for a variance in order to have the reduced setback.

Commissioner Murdock asked for background on unsewered and sewer and why the setbacks are different.

City Planner Ramler-Olson stated that staff had a meeting to review the standards in light of the comments brought up by the applicant, however, there was no purpose and intent that is attached to that standard that differentiates between sewer and unsewered, so anything he offered would be speculation.

Commissioner Murdock asked if he was aware of any other ordinances in other communities that would provide a justification for something like that.

City Planner Ramler-Olson gave the example of the rural residential development on the other side of Forest Boulevard. He stated that they all have large lots and are all on private well and septic but noted that he is unsure if those come with increased setbacks.

Chair Lobermeier stated that this parcel will be unsewered and there is also no use sewer and water use in it because facilities there will not be provided.

Commissioner Murdock stated that he believes what City Planner Ramler-Olson is trying to say is that with the presence of potential septic systems and wells, increasing setbacks are necessary so they can fit in more reasonably, which is why the setbacks are further for this parcel.

City Planner Ramler-Olson setting up the distinction between sewer and unsewered lots in the Industrial District, it prefaces those standards by saying lots that will not have sewer service and does not mention that it will have a private well and septic.

Chair Lobermeier noted that there appears to be room for some clarification.

City Planner Ramler-Olson agreed that it is a bit vague and stated that what he has been saying for the last 5 minutes can be taken with a grain of salt because there is no purpose or intent that was been attached to those standards and is kind of just guessing.

Commissioner Murdock asked if a variance would have a contingency that it could not be developed with well and septic.

City Administrator Linwood stated that if the use were to change, then potentially.

City Planner Ramler-Olson stated that if the use were to change, he thinks the City could built in a condition that those services be provided commensurate with the type of use being proposed.

Chair Lobermeier reiterated that there are still several items that are needed to be clarified and thinks that the Commission is probably looking at following the staff recommendation to table this item which would push this to the July 13, 2021 meeting.

MOTION BY COMMISSIONER MURDOCK, SECONDED BY COMMISSIONER TEEL, TO APPROVE TABLING THE REQUEST FOR SITE PLAN REVIEW – SP-21-002 – HALLBERG RV STORAGE FACILITY FOR PROPERTY ID NUMBERS: 21.10293.00 AND 21.11084.72, IN ORDER TO GIVE THE APPLICANT AND STAFF MORE TIME TO ADDRESS THE ISSUES RAISED IN THE STAFF REPORT.

Voting Aye: Murdock, Teel, Carr and Lobermeier
Voting Nay: None
Abstain: None
Absent: West

OLD BUSINESS: NONE

COMMUNICATIONS: NONE

UPDATES:

3. Site Plan Review of the Widseth and Parking lot improvements was approved by the City Council on June 15, 2021 with the Planning Commission's recommended conditions.

Chair Lobermeier noted that the Commission will review the 2nd Draft of the Comprehensive Plan Update as well as the Final Plat for Summer Fields 2nd Addition at the next meeting. He noted that he has received the road section of the Comprehensive Plan from WSB and is working on incorporating it into the document. He asked if there could be a clean copy provided in the packet to the Commission, but noted that they can also provide a red-lined version electronically.

A MOTION WAS MADE BY COMMISSIONER TEEL, SECONDED BY COMMISSIONER CARR, TO ADJOURN THE JUNE 22, 2021 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:41 PM.

Voting Aye: Murdock, Teel, Carr and Lobermeier
Voting Nay: None
Abstain: None
Absent: West