

**APPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
AUGUST 24, 2021
7:00PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for August 24, 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 Katie West.

ABSENT: Roger Carr

Also Present: Fred Weck Zoning Administrator, City Administrator Robb Linwood, and Council Liaison Brett Ohnstad

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 10, 2021

A MOTION WAS MADE BY COMMISSIONER ERICSON, SECONDED BY COMMISSIONER LOBERMEIER, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR AUGUST 10, 2021 AS SUBMITTED.

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

SCHEDULED PUBLIC HEARINGS: NONE

NEW BUSINESS: NONE

OLD BUSINESS:

2. Comprehensive Plan Update – Vision Statement, Table 5, Table 1.8, Table 20, Maps

The Commission reviewed the Council’s draft of a Vision Statement which was created in July and presented at the last Council work session, but there was not a quorum, so no action was taken. City Administrator Linwood noted that he is hoping the Council will approve it at their next work session.

Chair Lobermeier noted that there is a Vision Statement in the Comprehensive Plan and wanted to make sure that the two statements are compatible.

City Administrator Linwood stated that he thinks the Vision Statement shows the core values and what the guiding principals are. He stated that it is a good idea to look at them at the same time to see how they work off of each other.

Commissioner Murdock stated that he doesn't quite understand the title "Budget Goals" such as building for inclusivity. He suggested that may be better called operational goals because he is not sure that this type of goals falls under the budget.

City Administrator Linwood stated that the Council discussed it and felt that building for inclusivity was a budget goal.

Commissioner West stated that she thinks being a regional leader is a goal and noted that the document reads well. She stated that one thing she questions is whether the draft vision statement should be connected to our heritage. She stated that when she read it aloud it seemed kind of forced and did not really flow well.

Chair Lobermeier stated that he wanted to make sure that the Comprehensive Plan statement and the Council Vision Statements mesh and that there is not conflict between the two statements.

City Administrator Linwood noted that he thinks it is fine if the two statements do not completely jive. He noted that the concern raised by Commissioner West regarding the heritage, the intent was just to honor the history and past as well as where they are going in the future. He stated that he did not think the Commission needed to rework the mission statement to match the Council document.

Chair Lobermeier stated that in their current form, they can kind of work together.

Commissioner Teel asked for a clarification of 'prior to new investments' meant under the budget goals. He stated that he also questioned the use of the word 'age' in the last paragraph.

City Administrator Linwood stated that he believes the prior to new investments portion was referencing infrastructure. He stated that the reference to 'age' was intended to address the goal of people being able to age happily within the City.

Councilmember Ohnstad stated that the phrase that is frequently used is 'age in place' which means a community where people can live their whole life here and find everything they need through all stages.

Chair Lobermeier suggested moving the discussion on to Table 5.

Zoning Administrator Weck explained that the new districts for consideration.

Chair Lobermeier stated that there had been conversation about whether having this type of table is helpful to the Comprehensive Plan or more about plan implementation. He stated that he feels the Comprehensive Plan has to have good descriptions for the land use categories

Commissioner Murdock asked if there would be some value in having zoning for the parks and public facilities, so the City could identify an area where they want a future park.

Chair Lobermeier noted that parks tend to be created most often as part of a development.

Zoning Administrator Weck explained some of things that would make him hesitant to make that change.

Commissioner West stated that she would be a bit leery of creating a park land or public facility zoning because it may end up hindering possible development or business investments.

Commissioner Teel asked if there was a description somewhere for the City Center.

Chair Lobermeier stated that he thinks it was listed on Core Downtown, but does not see a description.

The Commission discussed the various descriptions and the land use categories.

There was a consensus to remove the word 'light' from the 'Light Industrial'.

Chair Lobermeier stated that he thinks these changes are good changes for the text of the plan, but questioned if the table is even needed. He stated that he would suggest that the table becomes an implementation tool.

Commissioner Murdock asked how the City can protect environmentally sensitive areas with zoning and gave examples of Shoreland District, wetlands, or wellhead areas.

Zoning Administrator Weck stated that he is not sure some of that can be shown on a zoning map.

Commissioner Murdock questioned how the City can handle an area that it would like to reserve for something, such as facilities or parks.

Zoning Administrator Weck stated that may be done in cities who are more developed because there is not much left for development, but hasn't been done in a City such as Wyoming that has much more still available.

Chair Lobermeier suggested moving the discussion onto page 18.

Commissioner Murdock suggested clarifying commercial and residential construction in millions because he did not understand it how it is currently written.

Commissioner West stated that she questions whether this section is needed in the Comprehensive Plan.

Commissioner Murdock stated that he thinks it is an interesting table and provides data that is helpful in tracking the City's progress. He suggested that this may make sense to change to a line graph.

Commissioner Teel suggested that perhaps this is something that is just included in the annual review rather than be included in the Comprehensive Plan.

Zoning Administrator Weck stated that it is good information, but it is a static point in history and is simply a snapshot.

Commissioner Murdock asked if there was a way to separate single family and commercial dollar figures.

Zoning Administrator Weck stated that it is possible.

Commissioner Murdock stated that he thinks a line graph that shows that information would be helpful.

Commissioner West stated that while she thinks it is interesting information, she expressed concern that this information may actually dissuade a development from coming to the City.

Commissioner Murdock suggested that Zoning Administrator Weck add some of the information and details that he has stored inside his head from the various years, so it is captured when people go back through this table.

Chair Lobermeier stated that Commissioner West had implied that this information may not belong under housing and would be better suited to being under Community Profile or under Economic Development so he will look for a new home for this information within the document. He moved the discussion on to Table 20 and suggested that Commission go line by line.

The Commission discussed details of Table 20, Major Plan Implementation Actions, and the responsible party and date for each item.

Land Use – Zoning Administrator Weck suggested holding off on discussion the Greenwood area. The Commission suggested removing item 1.2.

Transportation Plan – Noted the need to include the Parks and Trails Master Plan. The Commission suggested removing item 2.3 and 2.8.

Utilities – The Commission clarified responsible parties but did not suggest any changes.

Housing – The Commission suggested adding the roadblocks or barriers for item 4.2.

Parks, Trails, and Recreation – The Commission noted that the Parks and Trails Master Plan that is being worked on. The Commission discussed the community interest that has been expressed about creating a Splash Pad.

Natural Environment and Sustainability – The Commission discussed reviewing the required parking within the Code in order to consider a reduction. They discussed the tree inventory that is currently happening and asked for an update of the details of the inventory at the next meeting.

Economic Development – The Commission discussed the idea of engaging a public funding specialist to assist the City in pursuit of grants and loans. City Administrator noted that item 7.14 was completed in 2018 and 2019 for tax abatement and TIF, so that item could be removed. The Commission discussed the importance of completing the feasibility study for the intersections. They noted that 7.28 should be changed from ‘explode’ to ‘explore’.

Chair Lobermeier asked Zoning Administrator Weck to talk briefly about maps.

Zoning Administrator Weck gave a brief overview of the maps.

Chair Lobermeier stated that the color coding is a bit confusing and it is difficult to differentiate between some of the colors. He noted that it appears as though the entire City is under a 500 year floodplain. He stated that he thinks this does a good job of showing how little land is actually available. He stated that the Land Use map still needs to be reviewed and a decision made on whether the Commission is still comfortable with it and whether it is still valid. He stated that for the next meeting, the Commission needs to digest and decide if this map is what they want it to be for the Comprehensive Plan.

COMMUNICATIONS: NONE

UPDATES:

3. Hallberg RV Storage Facility Site Plan and Setback Variance approved by the City Council

A MOTION WAS MADE BY COMMISSIONER TEEL, SECONDED BY COMMISSIONER WEST, TO ADJOURN THE AUGUST 24, 2021 “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 8:41 PM.

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