

**APPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
OCTOBER 12, 2021
7:00PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for October 12, 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, Katie West, and Roger Carr

ABSENT: None

Also Present: Fred Weck Zoning Administrator and Council Liaison Brett Ohnstad, and Mayor 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 28, 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 SEPTEMBER 28, 2021 AS SUBMITTED.

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

SCHEDULED PUBLIC HEARINGS: NONE

NEW BUSINESS: NONE

OLD BUSINESS:

- 2. Comprehensive Plan Update – Central Business District**

Chair Lobermeier noted that at the last meeting it was determined that there was still progress that needed to be made on the maps. He suggested that the Commission proceed in a work session type of manner in order to look at this information.

Zoning Administrator Weck suggested that the discussion begin with the Central Business District.

Chair Lobermeier asked if the Central Business District was the zoning district or the current Comprehensive Plan area. He stated that he would like to know the shape depicted for the Central Business District.

The Commission discussed the Central Business District.

Commissioner Murdock stated that he thinks it should be on the west side of Highway 61 north of East Viking Boulevard.

Chair Lobermeier stated that he agreed and should also include the area west of the freeway and include the area near Village Inn. He stated that he thinks the City needs to determine what else, besides commercial, they are looking for and overall, what the vision is for having an area like this. He stated that past conversations were wanting things to be walkable.

The Commission discussed various parcels around the City and what designation would make the most sense and what limitations there may be to calling something Central Business District or Downtown Core.

Zoning Administrator Weck noted that within the normal commercial district there are bars, businesses that provide goods and services, car washes, clinics, convenience stores and fuel sales, daycares, funeral homes, government administration, hotels or motels, nursing or convalescent home, office buildings, personal services, restaurants (drive-in or drive-thru), retail sales, tutoring services, motor vehicle fuel sales, motor vehicle mechanical or body repair, veterinarians, micro-distilleries and breweries. Conditional uses are: antennae, dog kennels, churches, clubs, essential services, motor vehicle sales, planned unit developments, and towers. The Mixed Use district copies the commercial and the Central Business District, but it is all conditional uses and have no permitted uses. He suggested that the Commission not get bogged down into what will be allowed and begin looking at the maps.

The Commission discussed where the various ideas of where Central Business District is located.

Mayor Iverson noted that the EDA considers the Central Business District being Cornerstone back towards the church.

Zoning Administrator Weck explained that the Central Business District is designed and intended as a specialized district directed to serve pedestrian and a compact central area of the City. It will provide for high density shopping, stressing interaction of people rather than being heavily oriented towards the use of automobiles. The Commercial District is designed and intended to promote development of retail and service businesses that require volumes of automobile traffic. This district incurs many uses that reinforce and complement uses permitted in the Central Business District.

The Commission discussed the physical boundaries of what will be considered the

Central Business District and marked up a map with their preferences.

Chair Lobermeier suggested breaking the rest of the discussion into various quadrants and begin with the north.

The Commission looked at maps and discussed the boundaries and available parcels within the 'north quadrant' and the agricultural sections, sewer and water connection possibilities, Carlos Avery, and Polaris: middle quadrant location, boundaries, available parcels: southern quadrant but noted that west of the freeway is either wet or already developed residential with just a few developable portions left. They discussed the controls that sewer and unsewered will have on development density and the Highway 8 corridor.

Chair Lobermeier suggested that the maps be remarked based on tonight's discussion prior to the next meeting.

Zoning Administrator Weck stated that he thinks he can mark the maps himself in order to keep the engineering costs down.

COMMUNICATIONS:

UPDATES:

Zoning Administrator Weck noted that there are a few development items on the agenda for the next meeting, so it will be a busy meeting.

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER TEEL, TO ADJOURN THE OCTOBER 12, 2021 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 8:45 PM.

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