

**APPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
DECEMBER 14, 2021
7:00PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for December 14, 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: Commissioner Katie West

Also Present: Fred Weck Zoning Administrator

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 9, 2021**

Chair Lobermeier noted a small typographical error on page 4 in the last sentence of the second paragraph.

A MOTION WAS MADE BY COMMISSIONER TEEL, SECONDED BY COMMISSIONER MURDOCK, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR NOVEMBER 9, 2021, AS AMENDED.

<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: NONE

OLD BUSINESS:

- 2. Comprehensive Plan Update – Highway 8 Corridor**

Zoning Administrator Weck gave an overview of the feedback that was given by Eric Zweber from WSB. He stated that Mr. Zweber did not see a problem with the approach suggested by the

Planning Commission. He noted that it should not be a problem if the bubble edge being used is a geographic features such as a road or a river and if they add some text on how to interpret the boundaries.

Chair Lobermeier asked if the text would be added in the code.

Zoning Administrator Weck stated that he thinks it would actually be added in the Comprehensive Plan itself.

Chair Lobermeier stated that his overall understanding was that Mr. Zweber was supportive and felt it could be worked out in the preliminary planning because zoning will follow the property lines. He stated that he thinks what the Commission is really trying to convey is that this is the intent of what they want it to look like. He stated in the core downtown area, as well as the Highway 8 corridor, it would probably follow property lines where they are looking at more intense development and where there is more of a specific plan. He stated that he was happy to see Mr. Zweber's review and assumes that WSB would be able to produce this kind of map.

Zoning Administrator Weck stated that is also his assumption.

Commissioner Murdock stated that he understood what Mr. Zweber was saying in his response, but wonders if this map would confuse anyone when they go between the zoning and the planning map. He stated that he thinks that the explanation will be very important.

Chair Lobermeier stated that he thinks the Commission is kind of walking the line and trying to determine if the detailed map that goes along each property line gives too much information. He stated that Zoning Administrator Weck had shared the plan update from Chisago City, which is an example of seeing that level of detail. He noted that, to him, those details get pretty small. He questioned whether the Commission was just trying to convey the idea that here is the large, generalized land uses and when it comes time to plat, people should come in and talk things over with staff. He stated that he is also thinking about the staff report because that is usually where the Commission sees something mentioned that a piece of property or area was 'guided' for a particular thing.

Commissioner Murdock explained that he is always turning the County map GIS layers on and off as he is working on projects. He stated that it may be interesting to see the property boundaries under the map in a transparent sort of fashion.

Chair Lobermeier agreed that it would be good, as that map is prepared, that there are places where the lines can be followed. He stated that he keeps thinking about comments that have been made by Mayor Iverson regarding a map with this level of detail. He explained that she had been concerned that because there is so much there, it gets complicated and difficult to understand. He stated that he would like WSB to draft a version of this map because he would like to see it. He thanked Zoning Administrator Weck for his work to firm up the Highway 8 Corridor map and noted that he feels he did a good job delineating what was located along the corridor, such as businesses or residences.

Zoning Administrator Weck explained that, for the most part, he tried to follow what the City has for current commercial or areas where it is butted up against residential developments such as Liberty Ponds that will not be changed. He stated that for larger lots that have homes on them but could be developed, he kept those on the map, and gave the example of homes on Hamlet Avenue.

Chair Lobermeier asked about the first map that is labeled Hazel Avenue Wetlands. He stated that there is a strip that has no property shown on either side which is shown as commercial.

Zoning Administrator Weck stated that he believes part of the reason that nothing is shown is because part of it is wetlands and that there are already established homes in the area. He gave

a general overview of some of the items depicted on the map.

Chair Lobermeier asked if there were provisions in place to preserve the Highway 8 corridor.

Zoning Administrator Weck stated that in the last few days, the Highway 8 plan was submitted to MnDot for review. He explained that when Highway 8 is improved, the existing 150 foot setback will go away because the point of that was to reserve areas in case they needed to expand the roadway.

Chair Lobermeier noted that vacant triangle just north of the nursery.

Zoning Administrator Weck explained that is one lot and believes much of it will end up being taken away as right-of-way.

Chair Lobermeier noted that Commissioner West had brought up some concerns about residential conflicts if the City moved forward and zoned this area as commercial. He stated that there will be a number of residences that would be non-compliant, so that is something that will have to be thought about following the completion of the Comprehensive Plan.

Zoning Administrator Weck stated that the biggest area will be on Hamlet Avenue and gave an overview of what is currently in place and which parcels may be ripe for development because the homes are fairly old.

Commissioner Murdock asked what would happen if it was designated as commercial and someone wanted to sell it to a new residential user.

Zoning Administrator Weck confirmed that would still be allowed. He explained that if it was zoned commercial, as long as they had not vacated the home for longer than a year, it would still be considered a legal non-conformity.

Chair Lobermeier stated that there are not as many conflicts as he had expected along this corridor.

Commissioner Murdock asked what the next step would be once this is all put on a map. He asked if, similar to having a 'shovel ready' mindset, whether there was a way to create a script for developers or people interested in these parcels. He gave the example of someone who wanted to redevelop a residential property, they would have a checklist of what needed to be done, for example, do a pre-demo, asbestos and hazardous material survey, and specific permits in order to create a tool for them to help facilitate the redevelopment. He stated that Zoning Administrator Weck can do that right off the top of his head, but it may be helpful to have it down on paper.

Zoning Administrator Weck noted that the City had created a checklist for vacant land, for mostly commercial, that staff created at the request of the EDA. He stated he and City Administrator Linwood have had the conversation that along this area there is no City sewer and water and probably never will be, which depending on the user, may or not be a big deal. He noted that an industrial use that is not water intensive would be good, but to zone everything industrial opens the City up to things like mini-storage. He stated that he thinks the City will need to take a look and decide what they truly want in this area and what will be good for the semi-industrial use.

Commissioner Murdock stated that once this is put into the Comprehensive Plan, he asked whether there would be a communication sent out to the people in these areas.

Zoning Administrator Weck stated that for the Comprehensive Plan, it is communicated City-wide and they do not send individual letters. He stated that when it comes down to rezoning, then the property owners would definitely be contacted as well as everyone within 500 feet.

Commissioner Murdock suggested that there be something in the Comprehensive Plan about this change or about this designation because a description would help anybody reading it that may

happen to be in those zones. He gave the example of outlining that the City changed the land use in this particular area and then explain what that means. He suggested that there be some sort of public notice when the Comprehensive Plan is finished that calls out some highlights of the changes that were made.

Chair Lobermeier noted that he found the last page of the report intriguing that was out of the Chisago Comprehensive Plan update. He noted that the study area boundary crosses over into Wyoming a bit.

Zoning Administrator Weck explained that it was from 2006 and it has not really been updated since the annexation, so the map includes areas that they wanted to annex but did not get. He explained that he had included just as a reference point for the Commission.

Chair Lobermeier suggested that at the next meeting, the Commission begin to outline what needs to be done in order to finish the Comprehensive Plan.

COMMUNICATIONS: NONE

UPDATES:

3. Diamond Ridge Preliminary Plat to be taken from the table

Zoning Administrator Weck explained that the Commission will need to meet on December 28, 2021 to discuss Diamond Ridge.

A MOTION WAS MADE BY COMMISSIONER MURDOCK, SECONDED BY COMMISSIONER CARR, TO ADJOURN THE DECEMBER 14, 2021 “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:26 PM.

<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>