

**APPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
NOVEMBER 9, 2021
7:00PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for November 9, 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, and Katie West

ABSENT: Commissioners Roger Carr and Bryan Murdock

Also Present: Fred Weck Zoning Administrator, Council Liaison Brett Ohnstad (arrived at 7:43 PM), 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 October 26, 2021

A MOTION WAS MADE BY COMMISSIONER TEEL, SECONDED BY COMMISSIONER WEST, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR OCTOBER 26, 2021 AS SUBMITTED.

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

SCHEDULED PUBLIC HEARINGS: NONE

NEW BUSINESS: NONE

OLD BUSINESS:

2. Comprehensive Plan update – Highway 8 Corridor Map

Zoning Administrator Weck explained that Mr. Gregory was here to have an informal discussion regarding a parcel along the Highway 8 corridor. He stated that currently this is a vacant lot and gave an overview of other parcels in the area. He stated that it is currently zoned Rural Residential 2 and asked Mr. Gregory to explain to the Commission his thoughts on what he would like to do with this parcel.

Mr. Gregory stated that his business is growing and currently have a total of 28 employees. He stated that they are currently renting a facility in Chisago on Highway 8 so they are unable to expand. He stated that he has been looking around the Highway 8 corridor looking for existing opportunities, but there is nothing available. He stated that he feels this parcel would work well for their office and potentially their operations. He stated that he would like to build an office space with a nice sized showroom and then have operations on the rear of the property. He stated that he would also like his trucks and trailers to be inside and explained that they have been robbed 3 times over the last 5 years for about \$40,000 damage each time at their current location. He stated that they currently employ 12 people in their offices and would like to have the opportunity to grow and adjust.

Chair Lobermeier explained that part of what the Commission is discussing tonight is the whole Highway 8 corridor and how they envision it in the future. He stated that he believes that the Commission would like to see the entire corridor go to commercial, so Mr. Gregory's ideas fit with that plan, even though it is contrary to the current zoning. He asked about the access and noted that his concern is not with Mr. Gregory's proposal, but with a possible change in access when and if Highway 8 is improved because of their frequent desire to reduce the access points along the highway for safety purposes. He stated that his understanding is that there would not be an access point in this location long-term. He stated that his understanding is that they are planning some sort of roundabout. He noted though that if he had to put money on whether they would actually build something or not, he would bet against it because they have been talking about this for so long.

The Commission discussed the design of the intersection at Viking Boulevard and Highway 65 and noted that is also what they have proposed in this location. They discussed that they are supposedly a safer style of intersection but noted the number of accidents and uncertainty at that location because it can be confusing.

Mr. Gregory stated that he would like the added visibility of this location and would not necessarily need a direct access to turn into the business because most people that come to the business are not simply stopping in. He stated that his only real concern is whether this land is considered wetland or not.

Zoning Administrator Weck noted that he suspects there is probably some wetland in there, but not all.

Mayor Iverson noted that the cities in the area are working with the County on getting some type of report together on what kind of businesses can be put on Highway 8 when the money eventually comes in. She stated that while she cannot speak for the entire Council, it is nice to see a business interested that fits into what they are trying to do along this corridor.

Zoning Administrator Weck explained that if Mr. Gregory were to start this process now, MnDOT would get the opportunity to comment and will take a look at the current Hazel Avenue access and whether or not the size of this business will require turn lanes. He stated that he has no idea what they would comment on this idea because it can be hard to predict what MnDOT will say.

Chair Lobermeier thanked Mr. Gregory for coming to discuss his interest and idea in this parcel.

Zoning Administrator Weck gave an overview of the timeline of activities that would need to take place in order for this to move forward, including: rezoning; Comprehensive Plan amendment; and site plan review.

Mr. Gregory asked if the City would have any issue with there being two separate buildings with one being used for office space/showroom and the other operations.

Zoning Administrator Weck stated that should not be a problem. He stated that the City does

have architectural standards and noted that they can do pole barn construction, however it cannot look like a pole barn. He stated that he can review these details with Mr. Gregory at a future date.

Chair Lobermeier noted that Mr. Gregory's plans seem to fit perfectly with what the City has in mind for the Highway 8 corridor.

Mayor Iverson reiterated that the cities are working with the County to take a look at what is available along Highway 8, what types of businesses are desired, what businesses will be the best for this corridor, and to come up with an overall plan of what they would like to see.

Chair Lobermeier stated that at some point, there may be a consideration of having some kind of Highway 8 Commercial zone that would dictate the standards and conditions for the area. He noted the map that he had tried to pull together following the last meeting to tell a bit more of a story of the corridor without getting down to the minute parcel level of what the City is trying to do. He stated that to repeat the point made in previous meetings by Mayor Iverson, the map, as it is, is too complicated and they need to look at a way to make it less complicated and a bit easier to communicate what is happening within the City. He stated that he included some information about the general sanitary sewer route to show how some of these properties could be served, if they actually completed the sewer extensions that are in the Comprehensive Plan. He stated that he feels this information needs to be told as part of the story.

Commissioner West stated that it appears as though the City wants to go more commercial in this area and asked what it would mean for the existing homes along the corridor. She asked what would happen if the City rezones this corridor to commercial and if that meant those individuals, when they went to sell their home would not be able to sell it as a home but would have to sell it as a commercial property.

Zoning Administrator Weck stated that it would make them a non-conforming use so there would be some things that they could and could not do as far as expanding the use.

Chair Lobermeier stated that he did not think it would prevent them from selling it as a residential property.

Commissioner West stated that she would hate for someone not to get the value out of their home because of something the City did to rezone the property.

Chair Lobermeier stated that he believes the biggest thing when having a non-conforming use is their inability to expand from its current use. He stated that in order for some of the things the City is envisioning to happen, the zoning will have to change.

Zoning Administrator Weck read aloud portions of the language relating to non-conforming use.

Chair Lobermeier asked what the Commission thought about the map.

Commissioner Teel stated that he likes the idea of a more generalized map because the detailed maps can be hard to use for envisioning the 'big picture'.

Chair Lobermeier stated that is what he has heard too and noted that he thinks a generalized map works well for the Comprehensive Plan. He stated that a zoning map will need to be done by parcel which is where things get very specific.

Zoning Administrator Weck noted that he will ask Eric Zweber from WSB for his comments because he thinks the City has a bit of flexibility and the two maps do not have to match exactly.

The Commission reviewed the Highway 8 corridor map, various parcels along the corridor, and their zoning.

Chair Lobermeier suggested that Zoning Administrator Weck go ahead and sketch out the Highway 8 corridor lots for the Commission to consider at a future meeting.

Mayor Iverson stated that she would also like the Commission to look at the number of distribution companies that exist and gave examples of Whole Foods and Amazon. She stated that Wyoming is right in between the Twin Cities and Duluth and noted that if Highway 8 is rebuilt, she wants the City to be thinking about the access and where some of the bigger available spots would be so the City can invite some of these distribution companies to come to the City.

Chair Lobermeier stated that they would be a positive addition to the City, particularly if they are not big water users, because it will be very difficult to serve that area.

COMMUNICATIONS:

UPDATES:

3. Aadland Acres 3rd Plat Preliminary and Final Plats and Hallberg Site Plan review for the Bingham property were approved at the November 3, 2021 City Council meeting.

Chair Lobermeier noted that he will not be at the next Planning Commission meeting.

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER TEEL, TO ADJOURN THE NOVEMBER 9, 2021 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:47 PM.

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