

**APPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
SEPTEMBER 13, 2022
7:00PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for September 13, 2022 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, Michael Naumann, Roger Carr, and Dan Iverson

ABSENT: Commissioner Katie West

Also Present: Fred Weck Zoning Administrator and Council Liaison Bret 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 23, 2022

A MOTION WAS MADE BY COMMISSIONER CARR, SECONDED BY COMMISSIONER NAUMANN, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR AUGUST 23, 2022 AS SUBMITTED.

Voting Aye: Carr, Naumann, Iverson, and Lobermeier

Voting Nay: None

Abstain: None

Absent: West

SCHEDULED PUBLIC HEARINGS: NONE

NEW BUSINESS

2. Site Plan Review: SP-21-003 – Sunrise Fiberglass, Location: 5175 260th Street, Applicant/Owner: Patrick Fenton, Property ID Number: 21-000468.34

Zoning Administrator Fred Weck gave an overview of the request for a 5,000 square foot cold storage building at the south end of their site and reviewed the current zoning and land use. He explained that they were planning to install a rain garden for stormwater management and the facility would have no sewer or water. He stated that the access would be through the existing gravel surface with a bit of extra gravel added. He stated that Mr. Fenton has already bought the building from someone else who was going out of business. He stated that some of the building

materials will need to be replaced and noted that Mr. Fenton had hired an architect to take a look at options in order for this to meet the City's architectural standards. He gave a brief overview of the conditions that were included in the staff report.

Commissioner Iverson asked what would be visible from the freeway.

Zoning Official Weck stated that the only thing visible would be the one long wall. He noted that it would basically look like a shorter version of the Rosenbauer building.

Chair Lobermeier stated that the recommended conditions called for a lighting plan, however, the report states that there will not be utilities extended to the building.

Zoning Official Weck stated that he believes there will be electrical utilities extended to the building, but not sewer and water.

Chair Lobermeier stated that he was glad the staff report indicated that there are no landscaping requirements but asked why it would be a condition if, in that zone, the City doesn't require landscape plans.

Zoning Official Weck confirmed that there are no requirements for additional landscaping or additional screening.

Brook Riply, Sunrise Fiberglass explained that with a cold storage building they were just looking to store some of the molds that they use on an infrequent basis outside of the plant, so they can improve the function and the flow of that facility.

Chair Lobermeier stated noted that it appears as though the only issue with this is with the building materials.

Ms. Riply noted that she had spoken with Mr. Fenton and was given the message that he had spoken with City staff and was happy to comply with the building material requirements that they had outlined.

3. MOTION BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER CARR, TO RECOMMEND APPROVAL OF THE SITE PLAN REVIEW; SP-21-003 – SUNRISE FIBERGLASS, LOCATION: 5175 260TH STREET, APPLICANT/OWNER: PATRICK FENTON, PROPERTY ID NUMBER: 21-000468.34

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

4. Wyoming City Council request to review Architectural Standards within the City Zoning Code
Chair Lobermeier noted that the Commission had received a letter from City Administrator Linwood regarding taking another look at the City's Architectural Standards. He stated that the Commission had already identified the need for this at the beginning of the year that felt that some of these should at least be revisited and perhaps reconsidered or revised. He stated that he thinks the Commission has members with unique experience in the building industry and taking a look at what some of the newer materials are would be a good idea. He noted that he believed Austin Hallberg had indicated that he would be happy to serve as a resource for this kind of discussion.

Zoning Administrator Weck stated that he will begin the background work and start to gather ordinances from other cities for review.

Chair Lobermeier suggested that he also get pictures of some recent projects in the City to use as examples.

Commissioner Iverson stated that there is a section within the Architectural Standards that says 'comparable or superior materials'. He stated that when he read that he wondered who would get to decide what would be considered 'superior materials'.

Zoning Administrator Weck stated that it would be the Planning Commission and the City Council.

OLD BUSINESS:

5. Comprehensive Plan Update – Set Date for Public Hearing

Chair Lobermeier noted that there was another letter from City Administrator Linwood regarding the next steps in the Comprehensive Plan process. He noted that he was happy to see that the entire Commission was able to attend the All Boards meeting. He explained that the next step would be to set up a public hearing and noted that he expects it to have a bit greater participation than most other public hearings. He noted that with this type of public hearing they generally try not to have it turn into a back and forth conversation and, as a result, will limit the amount of time for each speaker. He explained that it may seem as though he and/or staff are not answering questions, but the intent is for people to be able to make their comments, and not have the Commission respond to everything that comes up. He stated that if there are not a lot of participants that will allow for a bit more dialogue but reiterated that the purpose is really for people to just tell the City what they have to say about the Comprehensive Plan. He noted that a new land use map was distributed just prior to the meeting and apologized that the correct map was not completed for the All Boards meeting. He stated that many of the edits that he found that still need to be made in the Comprehensive Plan are minor grammatical errors but noted there are a few other tables and maps that still need to be updated.

Zoning Administrator Weck stated that the intent will be to just take public comment at the public hearing and not take any formal action. He noted that the City will also need to notify local communities because they also have a certain amount of time in order to provide comments on the Plan.

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER CARR, TO SCHEDULE THE PUBLIC HEARING FOR THE COMPREHENSIVE PLAN UPDATE FOR OCTOBER 11, 2022.

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

COMMUNICATIONS:

6. Hwy 8 Strategic Framework Open House

Zoning Administrator Weck stated that the City has been working with the County HRA and EDA and they have hired a consultant to go along the Highway 8 corridor and look at current and future land uses.

UPDATES:

Zoning Administrator Weck stated that there may not be a Planning Commission meeting on September 27, 2022 because he has not gotten any applications.

Chair Lobermeier stated that he will not be able to attend on September 27, 2022. He noted that he would let Commissioner West know in case she will need to serve as Vice-Chair, if there ends up being a meeting.

A MOTION WAS MADE BY COMMISSIONER NAUMANN, SECONDED BY COMMISSIONER IVERSON, TO ADJOURN THE SEPTEMBER 13, 2022 “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:25 PM.

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