

**APPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
MARCH 28, 2023
7:00PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for March 28, 2023 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, Katie West, and Dan Iverson.

ABSENT:

Also Present: Fred Weck Zoning Administrator, Kim Lindquist, WSB, 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 March 14, 2023

A MOTION WAS MADE BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER NAUMANN, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR MARCH 14, 2023 AS SUBMITTED.

Voting Aye: Iverson, Naumann, West, and Lobermeier

Voting Nay: None

Abstain: None

Absent: None

SCHEDULED PUBLIC HEARINGS: NONE

NEW BUSINESS - NONE

OLD BUSINESS:

2. Architectural Standards: Community Ordinances and Material Examples

Zoning Administrator Weck gave an overview of the history of the Architectural Standards division of the Zoning Ordinance.

Commissioner West noted that she finds it difficult to navigate when you have to go to each zoning district and would like to see it be more user friendly so you do not have to hunt when you are

trying to get information.

Chair Lobermeier stated that he feels that this is a tool for Zoning Administrator Weck to communicate with and also a tool for people using it like Commissioner West in her type of business. He stated that he feels this is where the back and forth communication needs to occur. He stated that he didn't think the Commission ever really gets into things like the color of the building or how the stucco seams come together. He stated that he believes this conversation is getting its start with materials because they were finding that materials have been changing. He noted that he thinks it still makes sense to have standards for things like the Central Downtown area, but would see that being generated from a small area plan.

Commissioner West stated that she also feels it would be better if they could be easily modified without having to hold a public hearing.

Kim Lindquist, WSB, stated that she feels the City should have some standards for the exterior materials and possibly include language of 'like quality'. She stated that this would allow the City not to have to enumerate everything. She noted that she is very familiar with other cities who require some type of undulation or variation of some sort. She stated that this sets up the basic format without having to be restrictive. She suggested that the Commission spend a bit of time thinking about what is really important and noted that most cities focus on the public and having a higher standard at those rather than on things that will be seen from the back of a parking lot.

Chair Lobermeier noted that for the backside of buildings it may be a situation where if there is some screening or landscaping it can help without having to be a Class 1 material.

Ms. Lindquist noted that even if it is someplace visible, it may still be a lower step than being the front of a building.

Commissioner Iverson asked what problem the Commission is trying to actually address.

Zoning Administrator Weck stated that the biggest problem probably comes down to cost of materials. He explained that if, for example, the City is calling for brick and stone, he can get push back because, it costs more than vinyl siding or some other material.

Chair Lobermeier stated that sometimes the standards are about visual appearance and sometimes they are about longevity.

Zoning Administrator Weck noted that there is currently a bill in the legislature that may tweak a lot of what is being discussed right now. He stated that part of the new Building Code covers exterior materials and explained that they are supposed to be durable. He stated that in the case of the Zoning Ordinance, it is more looking at aesthetics and what the City wants the building to look like than how well it will last.

Commissioner West noted that she feels it is a bit of a give and take because the City wants to entice people to come here and build, but inflation is a real issue right now.

Commissioner Iverson stated that he would describe it as knowing what the City's diamonds will look like and where they will be put, versus the coal.

Chair Lobermeier stated that there may be parts of the City where they do want to get more 'standard heavy' and say more specifically what they want to see but other areas where the City can give a bit on exterior finishes.

Ms. Lindquist stated that there need to be standards that the City is comfortable with and that they are able to stick with. She noted that this may mean that development will not always come as quickly as the City likes because it may not be as economically good. She stated that it can keep the City from having to say things like, "Boy, I wish they had some standards when this building was built and now everything is around it."

Chair Lobermeier stated that he thinks everyone wants to put up a building that looks good and performs well, but do come in with a desire to do as little as they have to.

Commissioner Iverson stated that when looking at materials you can look at durability, architectural interest, aesthetics, and lighting. He asked if the City looked at something like lighting through different buckets like safety, security, glare, and the desire to retain the dark night sky

Chair Lobermeier noted that in the past the City has dealt with lighting as a separate issue.

Commissioner Iverson stated that he has been comparing information from other cities and noted that Northfield was looking at dark skies but was unsure if they had adopted it. He suggested that perhaps the Commission should look at it in bite sized chunks and move down the list by knocking off the bigger/more important things first.

Commissioner West stated that she likes the idea of not having every street lit.

Zoning Administrator Weck stated that he feels Commissioner Iverson made a good point that the Commission needs to concentrate somewhere.

Commissioner West asked what the top 3 things were in each section that the Commission would like to see. She stated that this may allow the City to come to some sort of consensus with regard to building materials.

Chair Lobermeier stated that it may also be valuable to rate the top 3 buildings that when you drive by make you either say that it looks really nice or make you want to do something about it. He asked if they could perhaps invite a few developers and architects to come in and speak to the Commission about materials and cost choices. He noted that Commissioner West could probably lead a discussion at a future meeting because of the knowledge she has gathered from her day job.

Commissioner West shared an example of a building she was involved in putting together in West St. Paul. She stated that she agreed that it would be nice to have a few architects join the discussion.

Mayor Iverson stated that if the Commission decides to start these conversations through a workshop, she would like it if they would invite the EDA to participate.

Commissioner Iverson asked about things that would not be a new build and is something being remodeled.

Zoning Administrator Weck stated that the City's ordinance currently says that a remodeling project needs to comply

Commissioner West stated that she would love to see a true downtown area in the City but did not know if it would ever happen or be any kind of draw.

Chair Lobermeier noted that a plan like that needs to have an anchor in order to attract a developer. He stated that he does not foresee it happening one lot at a time, but more where someone plans a whole block which takes a lot of effort.

Ms. Lindquist cautioned that even when the City has all these kinds of standards, they can still end up with really ugly buildings.

Chair Lobermeier stated that there are times when the Commission has seen a building that they would like to have the ability to say 'no' to, that they do not currently have. He stated that he would like to ensure that there is enough detail in there that if there is a design piece that does not meet what they are looking for that there is enough within the ordinance that allows them to tell people that it really is not what the City is looking for.

Ms. Lindquist noted that generally, communities about the same size as Wyoming, are not getting into the aesthetics of the design details.

Chair Lobermeier suggested that the Commission take a look at different pieces, as suggested by Commissioner Iverson.

Zoning Administrator Weck stated that he will touch base with some architects and see if anyone is willing to meet with the Commission.

Commissioner West stated that she has a few she can contact as well.

Zoning Administrator Weck noted that it will take him some time to coordinate the next steps and explained that he would be out of the office the week of April 10, 2023. He noted that because there are no completed applications, the Commission could cancel the April 11, 2023 meeting.

Ms. Lindquist stated that she felt the list of materials listed in the ordinance is a good thing and noted that cities will always receive push back. She stated that she did not think the list was too different from what she has seen in other communities and believes that the City already has a good mix and she did not feel a big overhaul was needed. She stated that she feels it may just need a few points of clarity within the existing ordinance.

Zoning Administrator Weck suggested that the Commission come to the next meeting with their top 3 and bottom 3 elements of the ordinance.

COMMUNICATIONS:

UPDATES:

ICUP – Secondary Solutions – approved by City Council

CUP time extension – Dairy Queen- approved by City Council

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER NAUMANN, TO ADJOURN THE MARCH 28, 2023 “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:48 PM.

Voting Aye: Iverson, Naumann, West, and Lobermeier

Voting Nay: None

Abstain: None

Absent: None