

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

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for February 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, Bryan Murdock, Katie West, and Roger Carr

ABSENT: None

Also Present: Fred Weck Zoning Administrator, 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 January 12, 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 JANUARY 12, 2021 AS SUBMITTED.

Roll Call Vote:

Voting Aye: Murdock, West, Teel, Carr, and Lobermeier

Voting Nay: None

Abstain: None

Absent: None

SCHEDULED PUBLIC HEARINGS: NONE

NEW BUSINESS

- 2. Sketch Plan:** D-21-001 Heims Lake Villas North
Location: 257th Street and Fairview Avenue
Applicant: J. Johnson Development, LLC
Property ID Numbers: 21.11122.00 and 21.111.23.00

Zoning Administrator Weck stated that this is a proposal to subdivide the two properties and create 34 lots for single family detached villas that will be served by City sewer and water. They are currently zoned R-1 and this plan would require rezoning to Office and Healthcare Business and then be developed under a Planned Unit Development (PUD), which was what was done with the original Heims Lake Villas project. The two parcels have a combined area of 20.18 acres and about 13.74 acres of that is upland with the remainder being wetland/Heims Lake. He noted some of the comments in the staff report regarding the stormwater requirements, building elevations, and the NPDES permit.

Chair Lobermeier asked for a brief explanation of why this would be up-zoned from R-1 to Office and Healthcare in order to make this happen.

Zoning Administrator Weck explained that with R-1 the requirement would be for well and septic tank and one home per parcel. This land is guided for Office and Healthcare in the Comprehensive Plan and also has sewer and water available at 257th Street.

Chair Lobermeier asked if the proposed use would also require a Conditional Use Permit (CUP).

Zoning Administrator Weck stated that it would require a CUP.

Jaren Johnson stated that it has been 5 years since they put in the first development and asked Zoning Administrator Weck if there would be anything different in this process versus the last time.

Zoning Administrator Weck stated that the Shoreland Ordinance has changed, but does not think it will substantially affect this proposal.

Mr. Johnson stated that the idea for this proposal will be similar to the first addition with single level, association-maintained properties. He stated that there are a lot of people that feel this second addition is needed especially so close to the hospital. He stated that the design plan is to have the houses all look a little bit different and unique and not just cookie cutter. He stated that he is still planning to keep it as a 55 plus demographic. He stated that one thing they are wondering is if the existing pond could be expanded and also used for this development. He stated that his thought is that then they would not have to take down the nice mature trees.

Zoning Administrator Weck stated that is something that could be discussed with the City Engineer because there may be a way to create an easement between the two to expand it for this development.

Commissioner Teel asked if the proposed homes would have similar floor plans as the first addition.

Mr. Johnson stated that they will be similar and stated that they will be at least as nice, if not nicer, than the existing homes. He noted that there are only a handful of lots that allow a walkout and most will be slab on grade.

Commissioner Teel stated that he agreed this type of housing is needed.

Mr. Johnson stated that he would like to have Final Plat approval in order to have lots in this year, if all goes well.

OLD BUSINESS: NONE

COMMUNICATIONS:

Chair Lobermeier noted that Commissioner Murdock completed a reorganization of the Comprehensive Plan. He stated that he has taken a look back at all of his old notes because he wanted to make sure that the overall feeling about the community was incorporated. He stated that he would like to add to what Commissioner Murdock gave him and hopes that the Commission can discuss it at the next meeting.

UPDATES: NONE

A MOTION WAS MADE BY COMMISSIONER CARR, SECONDED BY COMMISSIONER WEST, TO ADJOURN THE FEBRUARY 9, 2021 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:25 PM.

Roll Call Vote:

Voting Aye: Murdock, West, Teel, Carr, and Lobermeier

Voting Nay: None

Abstain: None

Absent: None