

**AGENDA
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
AUGUST 22, 2023
7:00 PM**

CALL TO ORDER:

CALL OF ROLL:

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

An opportunity for members of the public to address the Planning Commission on items not on the current Agenda. Items requiring Planning Commission action may be deferred to staff for research and future Planning Commission Agendas if appropriate. You will be limited to two (2) minutes and we ask that you conduct yourself in a professional, courteous manner, and refrain from the use of profanity. Failure to abide by this policy may result in the loss of your privilege to speak.

APPROVAL OF MINUTES:

1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for June 13, 2023.

SCHEDULED PUBLIC HEARINGS:

2. Rezoning: Z-23-001: Rural Residential II (R2) to Rural Residential I (R1) .
Variance: V-23-002: for Lot Width and Depth.
Preliminary & Final Plats: D-23-02 & 03, – “Wildlife Estates Plat 5” .
Location: 24996 Fondant Avenue – Southwest corner of 250th Street & Fondant Ave.
Applicant: Brian Mulroy Property ID Number: 21.11125.34.

NEW BUSINESS:

OLD BUSINESS:

COMMUNICATIONS:

3. Planning Commission Member Recommendation: Mark Holl – 24766 Hazel Avenue

UPDATES:

Gregory Contracting's Variance and Site Plan Review were approved by the City Council. The Conditional Use Permit for the apartments on 257th Street was denied.

ADJOURN

UPCOMING:

**UNAPPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
JUNE 13, 2023
7:00PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for June 13, 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, and Dan Iverson

ABSENT: Commissioner Katie West

Also Present: City Administrator Robb Linwood; Planning Consultant Kim Lindquist; and Mayor Lisa Iverson

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

Chair Lobermeier noted that if anyone was here to discuss the chicken/livestock home occupancy permit, that application has been withdrawn because they applicant has decided to do it in another community.

APPROVAL OF MINUTES:

- 1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for May 23, 2023**

Chair Lobermeier noted a few changes necessary on page 9 to more clearly reflect the actions taken by the Commission to not deny the request, but to continue it.

A MOTION WAS MADE BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER LOBERMEIER, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR MAY 23, 2023 AS AMENDED.

*Voting Aye: Iverson, Naumann, and Lobermeier
Voting Nay: None
Abstain: None
Absent: West*

SCHEDULED PUBLIC HEARINGS:

- 2. Variances: V23-001 Highway 8 Setback, Architectural Standards, and Screening Site Plan Review: SP-23-004, Gregory Contracting
Location: Lake Boulevard/Highway 8 and Hazel Avenue**

Applicant: Richard Gregory, Jr.
Owner: Westkey Enterprises, LLC
Property ID Number: 21.10712.10

Planning Consultant Lindquist gave an overview of the Site Plan Review as well as the variances that are being requested as part of this project. She explained that this is a building being proposed for this site in which Gregory Contracting is the proposed tenant for the building. She noted that there have been fairly significant changes from the previous application and reviewed details of the proposal. She explained that the primary uses proposed on the site are for an office building with 11 offices, a showroom, and storage space that would all be contained within the building. She stated that there had not been an application that involves outdoor storage. She stated that they are proposing 31 parking stalls which staff feels is reasonable, since a portion of the building will be used for storage. She reviewed details of the variance requests and explained that staff is support of these requests. She reviewed the landscaping and utility plans as proposed. She stated that staff recommends approval of the site plan and the variance requests with the conditions as noted in the staff report. She explained that they are recommending a modification to condition #5 to require consistency with the west end of the parcel boundary and also adding an additional condition #7 that no exterior storage be allowed on the site except for the existing customer and employee vehicles. She clarified that this included equipment, materials, and trailers.

Commissioner Iverson asked when the Highway 8 project would begin.

City Administrator Linwood explained that the latest update from Chisago County is that they will be starting construction in 2025 and will last through 2026.

Commissioner Naumann stated that the presentation said that there was conditional approval from Forest Lake and the Watershed District and asked if the City knew what the conditions of their approvals were.

Ms. Lindquist stated that she believed that until there are final plans they do not give final approval. She explained that she believed it was considered conditional approval because they still have to submit final engineering plans for review. She noted that neither entity had raised alarms about anything and just wants to see the final plans.

Richard Gregory gave an overview of his plans for the building to have a showroom upfront and offices for staff along with storage for special orders in the back of the building. He clarified that they will have a separate facility for operations where all the trucks and trailers are located and that will continue even when this new building is built. He stated that there will not be any outside storage like that on the site. He explained that his reasoning for not wanting fencing on the north side is because that is where the road will be going which means he would put the fence in a year later it would be torn back out because of the road. He noted that once the road goes in, that area will also no longer be residential, which is another reason that the fence would not be needed.

Commissioner Iverson asked about the proposed materials.

Mr. Gregory explained that it is upper level residential siding that is frequently used. He explained that he would like his building to look very nice because it will be a showpiece for what they can do for customers. He stated that the front will have a combination of lap siding, shake, along with board and batten.

Commissioner Naumann asked the name of the siding.

Mr. Gregory stated that it is called LP Smart Siding and is not cement board.

Commissioner Naumann asked about the life expectancy of the LP Smart Siding.

Mr. Gregory explained that the life expectancy is about 30-50 years.

MOTION BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER NAUMANN, TO OPEN THE PUBLIC HEARING AT 7:28 P.M.

Voting Aye: Iverson, Naumann, and Lobermeier
Voting Nay: None
Abstain: None
Absent: West

Mark Holl, stated that he is fine with what is being proposed, but would like to see screening to the north. He stated that he understands Mr. Gregory's hesitancy about putting in fencing but would like to see a berm or some trees to provide some other form of screening provided.

Ray Hortsman, 7575 250th Street, stated that he built his home in 1997 and noted that the people that care for the road have done a marvelous job. He noted that they had to rebuild a portion of 250th Street because of the wetlands and noted that there is a lot of wildlife in the area. He stated that he is here tonight because somebody told him about this public hearing. He noted that he felt the entire neighborhood should have been informed and have the ability to come and comment on the project if they wanted to. He stated that it is difficult to turn onto Hazel during rush hour and explained that he was not in support of this type of project in a neighborhood.

Bonnie Christianson, 24679 Hale Avenue, stated that she is located on the west property that is referred to in the packet. She stated that in the City code, screening is required between commercial and residential. She stated that, barring any unforeseen circumstances, she agreed that the highway probably will come through, but she lives there now. She stated that she spoke with County Engineer Tripplett and was told that his estimate was for construction in 2026 and 2027. She stated that she is requesting that if this approved that it be screened on the west side between the proposed building and her property.

Lon Erickson, 25337 Heims Lake Circle, asked if there will need to be a left hand turn lane off of Highway 8 or a bypass area. He stated that if they do not add that, he believes that there could be a significant amount of congestion in this area. He stated that he feels something will need to be done to address all the left hand turns that will be being made.

Travis Chaput, 24965 Hazel Avenue, stated that 250th Street and Hazel connect and expressed concerns about people driving through a residential neighborhood on a rough dirt road. He stated that he does not understand how they can approve a commercial building going into a residential neighborhood that has a lot of kids outside playing. He stated that there are no turn lanes proposed and noted that this is already a congested, busy intersection. He stated that until something is figured out to make it so people do not go down Hazel, he would suggest they hold off on this project until Highway 8 is completed.

Thomas Larson, 24855 Hazel Avenue, stated that he used to live at 29465 Hazel Avenue before Mr. Chaput which means he has lived on this road since 1995. He stated that he also has concerns about traffic and the children in the neighborhood. He stated that the people who live on Hazel understand that the kids are there and they get a little nervous when they think about people coming into the area from the business standpoint that will not have this information on their minds. He stated that he has personally had three family members who have been in accidents at Hazel and Highway 8 and is concerned about the volume of business coming in at this intersection.

Tom Kline, 24839 Hazel Avenue, stated that they do not have children living at home anymore, but they do have frequent visits from their grandchildren. He stated that he is also concerned

about the added amount of traffic turning onto Hazel Avenue. He stated that this area is all residential and explained that his biggest concern is about adding a commercial building and its traffic to their neighborhood.

Neil Reeve, 24679 Hale Avenue, asked if a traffic study had been done and expressed concern about not having a left turn lane. He stated that in 2018 Mr. Tolzmann wanted to have 10 lots at the end of Hamlet Avenue and he was required by MnDOT to construct a westbound lane into Hamlet Avenue and they also recommended that he also do an eastbound lane. He stated that this proposed project calls for 25 employees plus customers and deliveries. He noted that he felt the primary concern of the City should be the residents that currently live there. He distributed information to the Commission that he had gathered. He stated that he feels it is clear that a project of this magnitude should have a traffic study completed and the Commission has heard comment after comment expressing concerns about the road, safety, and traffic. He stated that he is a bit confused about what is planned for the screening of the project and asked for an overview of the requirements for a commercial project in a residential neighborhood.

Planning Consultant Lindquist explained that it requires screening when commercial is next to residential, so there needs to be a 6 foot screening fence.

Mr. Reeve asked about the residents on the other side of Hazel Avenue.

Planning Consultant Lindquist explained that staff was recommending a screen fence on the north and west sides. She stated that they are not recommending screening on the east side.

Mr. Reeve asked if the code calls for screening on the east side of this type of project.

Planning Consultant Lindquist stated that it did not because it was not immediately adjacent to residential on the east side.

Chair Lobermeier stated that there is screening planned on the north and west sides of the property which would be those that are directly adjacent to residential properties.

Mr. Reeve read aloud a portion of the code related to screening and explained that he feels it is clear that the code calls for screening along the east side.

Karl Dahl, 7415 250th Street, stated that his family farm is in the area and feels it goes without saying that they appreciate the gentle beauty of the area. He stated that it is disappointing to see the area built up, but explained that he understood that it was not his place to tell someone else what they can or cannot do with their own property. He stated that he believes that there have been some valid concerns brought up today by the residents. He stated that he has 3 children that ride their bikes up and down the driveway and explained that when they did Highway 8, they put culverts in and closed Highway 8 between 250th and Hazel. He stated that there was a bit of a snafu where all the traffic then took Hazel over to 250th which now essentially means that Highway 8 is going between on the dirt road. He stated that he has been astounded by the disrespect people have had for a residential neighborhood. He noted that he feels it will be less of a concern after Highway 8 is rebuilt, but until then he feels the concerns that have been raised are valid. He stated that he did not think right now was the time for this type of project before Highway 8 has been redone. He stated that the City has codes, but are considered issuing variances and that they are doing their due diligence on this process. He asked the Commission to keep in mind that the code is in place for a reason before they just approve a variance.

Joshua Sternham, Coon Lake, (inaudible).

Doug Chaput, 24965 Hazel Avenue, asked about the variances and what would change after the Highway 8 construction. He asked what would happen if the highway does not go in exactly the way they are planning today. He stated that he feels that in 3 years, the plans could change.

Planning Consultant Lindquist stated that because it is the Highway 8 overlay, there is a setback from the right-of-way 150 feet into the property. She explained that the setback is actually reduced and measured from the centerline of the road, so it will move and be reduced.

Chair Lobermeier asked about the status of the design for Highway 8.

City Administrator Linwood noted that it is a preliminary design at this stage.

Shirley Erickson, 7734 250th Street, stated that she thinks Mr. Gregory has done a good job working on these plans, however she completely understands the concerns that have been raised related to traffic. She stated that she understands that Highway 8 plans close off Hazel, but that puts a road between this project and the new house that connects to Hale. She stated that this brings even more residential area into the mix. She stated that she has grandchildren and pets and with this being a gravel road, she finds it a scary thought to think that there will be additional traffic up and down these roads. She stated that it will not just effect 250th and Hazel but will include Hale and all the way around.

Thomas Larson, stated that if this request is granted, he thinks something positive would be if everyone on Hazel and 250th were to have some type of posted speed limit because there is currently nothing.

Travis Chaput, asked if approval of this project would open all residential neighborhoods for commercial buildings.

Mr. Reeve asked if MnDOT had weighed in on the variance requests. He stated that it does not make sense to him that they are adding a lane in each direction and a center divider which is described as 'less wide'.

Chair Lobermeier stated that MnDOT would not comment on the City's variances. He stated that he also has questions about whether MnDOT would comment on the traffic like they did in 2018.

City Administrator Linwood stated that they did comment and explained that they are not requiring any left or right turn lane, at this time.

Mr. Reeve reiterated his thought that Highway 8 is going to be wider when they are done so he does not understand why the setback variances would go away at that time.

Chair Lobermeier explained that his understanding is that the alignment of the roadway will be shifting and with that anticipated alignment, it will change the setbacks as indicated in the staff report.

Planning Consultant Lindquist explained that once the road is constructed, the setbacks default to the underlying zoning district, so the overlay of Highway 8 is only related to preserving right-of-way until the construction.

A resident reiterated the question raised by Mr. Chaput and asked if the Commission had an answer on whether allowing this commercial use in a residential area would open up the same thing happening in other residential areas.

Chair Lobermeier stated that he did not know the exact answer, but noted that he did not believe that it sets a precedent. He stated that he thinks that there may even be areas of the City that currently has commercial traffic traveling through residential areas.

MOTION BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER NAUMANN, TO CLOSE THE PUBLIC HEARING AT 8:08 P.M.

Voting Aye: Iverson, Naumann, and Lobermeier

Voting Nay: None
Abstain: None
Absent: West

Chair Lobermeier stated that many of the residents referenced the unpaved roads and asked which in the area were unpaved.

City Administrator Linwood stated that nothing in the area was paved and explained that with the future plan for Highway 8 it would be paved, but it is currently gravel.

Commissioner Iverson stated that he had also wondered why MnDOT had recommended turn lanes in 2018, but not in the current plans, but from what staff has reported, it appears as though they have examined this and just gave a different recommendation than in the past.

A member of the audience asked if they could see that information on paper since it was not included in the packet.

Chair Lobermeier stated that he would pass along this concern and explained that staff will produce this documentation so it is available for the public. He asked if the City could post speed limit signs in the area to alleviate some of the concerns.

City Administrator Linwood stated that he believes that is something that the City could have Public Works go to do in the area.

Mr. Gregory stated that coming out of their business they are just feet from Highway 8. He stated that there is no reason why his employees would take a left in order to go down Hazel to 250th. He stated that they will not want to drive down a gravel road and get their trucks dirty, but he plans to instruct them to simply go from Hazel to Highway 8 and stay away from the neighborhood. He stated that he also has children so he understands the concerns that have been raised about the safety of the children in the neighborhood. He stated that he is open to having something about that issue included in the conditions of approval that clarifies that his employees will not be traveling through the neighborhood on a regular basis. He stated that he would not have that same control over his customer base, but noted that he only expects to have about 2-3 customer visits per day. He offered to stay after the meeting and answer any questions that members of the neighborhood may have for him.

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER IVERSON, TO RECOMMEND APPROVAL OF VARIANCE REQUEST - V23-001 FOR HIGHWAY 8 SETBACK, ARCHITECTURAL STANDARDS, AND SCREENING; SITE PLAN REVIEW, SP-23-004 FOR GREGORY CONTRACTING LOCATED AT LAKE BOULEVARD/HIGHWAY 8 AND HAZEL AVENUE FOR RICHARD GREGORY, JR. (APPLICANT) AND WESTKEY ENTERPRISES, LLC (OWNER) FOR PROPERTY ID NUMBER: 21.10712.10, SUBJECT TO THE CONDITIONS AS NOTED IN THE PACKET, WITH THE AMENDMENT OF CONDITION #5 TO INCLUDE SCREENING FOR BOTH THE WESTERN PARCEL BOUNDARY AND THE NORTHERN PARCEL BOUNDARY, AND THE ADDITION OF A CONDITION #7 TO CLARIFY THAT THERE WILL BE NO OUTSIDE STORAGE.

Voting Aye: Iverson, Naumann, and Lobermeier
Voting Nay: None
Abstain: None
Absent: West

NEW BUSINESS:

OLD BUSINESS:

- 3. Conditional Use Permit for Apartment Buildings: C-23-001
Location: 257th Street, South end of cul-de-sac
Applicant/Owner: 257 Land Holdings, LLC, Brian Solsrud
Property ID Numbers: 21.10605.00 and 21.10542.10

Planning Consultant Lindquist explained that the Planning Commission had continued this item in order to allow time to create Findings of Fact to support the recommendation of denial of the request.

Chair Lobermeier commended staff for capturing the concerns raised by the Commission as well as the public in the Findings of Fact.

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER NAUMANN, TO RECOMMEND DENIAL OF THE CONDITIONAL USE PERMIT FOR APARTMENT BUILDINGS: C-23-001 LOCATED AT 257TH STREET, SOUTH END OF CUL-DE-SAC FOR APPLICANT/OWNER: 257 LAND HOLDINGS, LLC, BRIAN SOLSRUD, PROPERTY ID NUMBERS: 21.10605.00 AND 21.10542.10

Voting Aye: Iverson, Naumann, and Lobermeier
Voting Nay: None
Abstain: None
Absent: West

COMMUNICATIONS:

- 4. Vang Home Occupation – Application was withdrawn

UPDATES:

Forest Lake Sportsman’s Club – Conditional Use Permit was approved by the City Council.

City Administrator Linwood noted that the EDA met last night and discussed the downtown study. He encouraged interested Planning Commission members to attend future meetings where this is discussed. He encouraged people to go online and find the downtown study and give the City their input on what they would and would not like to see in the downtown area.

A MOTION WAS MADE BY COMMISSIONER NAUMANN, SECONDED BY COMMISSIONER IVERSON, TO ADJOURN THE JUNE 13, 2023 “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 8:22 PM.

Voting Aye: Iverson, Naumann, and Lobermeier
Voting Nay: None
Abstain: None
Absent: West

**CITY OF WYOMING
PLANNING AND ZONING**

TO: Planning Commission
DATE: 08/15/2023
FROM: Kim Lindquist, City Planner
Fred Weck
RE: Plat Review, Rezoning, Variance
Application
APPLICANT: Brian Mulroy
PROPERTY: 24996 Fondant Avenue,
R.21.11125.34
FILE NO.: D-23-002, Z-23-001, V-23-002

OVERVIEW

Brian Mulroy (“Applicant”) has requested review and approval of both a Preliminary and Final Plat to subdivide the parcel at 24996 Fondant Avenue into two properties along Fondant Avenue entitled Wildlife Estates Plat 5. The applicant is also applying for both a rezoning from R-2 to R-1 and two variances to address the ordinance requirements, lot depth and lot width, associated with the subdivision request. As proposed, the northern Lot 1 would be 1.06 acres and the southern Lot 2 would be 1 acre. Currently Lot 1 is developed with a residential dwelling and its accessory structures. The newly subdivided parcel, Lot 2, is planned for future residential development. The site is currently zoned as R-2 – Rural Residential II.

The proposed rezoning would change the property to be zoned as R-1-Rural Residential I, which is needed because the property does not have the required lot size to meet current zoning standards in the R-2. The lot size standards for the R-2 District is 2 acres with a 1-acre buildable lot requirement, and the R-1 District requires a minimum 1-acre lot with 1 acre buildable.

The applicant is requesting two variances. One is a variance permitting Lot 1 to have a lot width of 185 feet, 30 feet less than the standards set in the R-1 Zoning District. The lot width requirement is 200’ or 215’ on a corner lot. The other is a variance permitting Lot 2 to have a lot depth of 185 feet, 15 feet less than the R-1 Zoning District standards. Both variances are prompted by the width of the current parent parcel. The standards are stated in Section 40 – 185 of the City Ordinances.

Given the property location, the plans must meet R-1 – Rural Residential, and Subdivision standards.

STAFF RECOMMENDATION

Based on staff’s analysis of the request and the standards for approval, staff recommends approval of the rezoning of the property from R-2 – Rural Residential II to R-1 – Rural Residential I.

Based on staff's analysis of the requests and the standards for approval, staff recommends that the variance requests from 215' lot width to 185' for Lot 1 and a 185' lot depth when 200' is required for Lot 2 be approved based on the practical difficulties in meeting the ordinance requirements. Accordingly, staff recommends that the Planning Commission make a finding of fact in their recommendation to the council that the proposed variances will not:

- (a) Impair an adequate supply of light and air to adjacent property.
- (b) Unreasonably increase the congestion in the public right-of-way.
- (c) Increase the danger of fire or endanger the public safety.
- (d) Unreasonably diminish or impair established property values within the neighborhood.
- (e) Cause an unreasonable strain upon existing municipal facilities and services.
- (f) Be contrary in any way to the spirit and intent of this Ordinance.
- (g) Have a negative direct or indirect fiscal impact upon the City or school district.

The requirements of Article III, Division 2 and Article III, Division 3, "The Preliminary Plat" and "The Final Plat", as contained in the City of Wyoming Subdivision Ordinance have been complied with. Accordingly, staff recommends approval of both with the following conditions:

1. All required local, state and/or federal permitting must be obtained.
2. Compliance with any Engineering comments provided on the marked-up Plat drawings.
3. Both the rezoning and the two variance requests are approved by the Planning Commission.

STAFF REVIEW

Comprehensive Plan and Zoning Review

The subject property is currently zoned R-2 – Rural Residential II, but with the proposed rezoning it will be zoned as R-1-Rural Residential I. It is guided as Semi-Rural Neighborhood in the City of Wyoming's Comprehensive Plan which can result in an R-1 or R-2 zoning. The zoning and surrounding uses are as follows:

North – R-1 – Rural Residential I; Heims Lake

South – A – Agriculture, R-2 – Rural Residential II

East – R-2-Rural Residential II, R-1-Rural Residential I, MXD – Mixed Use District

West – R-2-Rural Residential II, R-1-Rural Residential I; a general mix of low-density residential housing

This parcel is not located within either the Shoreland Management Overlay or a FEMA-designated floodplain area. The following table summarizes the regulations associated with the site, outlining the standards for property zoned as R-1 – Rural Residential I.

Zoning District	<u>R-1-Rural Residential</u>	<u>R-2 – Rural Residential</u>	<u>Proposed</u>
Lot Width	215 feet (corner lot) 200 feet (interior lot)	215 feet (corner lot) 200 feet (interior lot)	*Lot 1 – 185 feet Lot 2 – 235 feet
Lot Depth	200 feet; shall not be greater than four times the lot width	200 feet; shall not be greater than four times the lot width	Lot 1 – 249.5 feet *Lot 2 – 185 feet
Lot Size	One (1) acre, at least one (1) acre of which must be buildable	Two (2) acres, at least one (1) acre of which must be buildable	Lot 1 – 1.06 Acres Lot 2 ~ 1.00 Acres
Front Yard Setback	73 feet from the centerline of street	73 feet from the centerline of street	Lot 1 (Existing) - 89 feet
Side Yard Setback	Principal – 10 feet Accessory – 3 feet Driveway – 5 feet	Principal – 10 feet Accessory – 3 feet Driveway – 5 feet	Lot 1 (Existing) – 52’ from west property line
Rear Yard Setback	Principal – 35 feet Accessory – 3 feet	Principal – 35 feet Accessory – 3 feet	Lot 1 (Existing) – 145 feet from the proposed property line

***Variance Required**

Roads and Traffic

There are no new public roads proposed as part of this subdivision, but it is anticipated that a new driveway from Fondant Avenue will be created for Lot 2 upon development. There does not appear to be any geographical constraints or sight distance issues for private access to Lot 2.

Drainage/Natural Resource/Wetlands

Because there is no proposed excavation or disturbance at this time, a NPDES stormwater permit is not required. While the site is located within the Comfort Lake Forest Lake Watershed District, a CLFLWD permit is only required with subdivisions of more than 3 lots and therefore a permit is not required for this proposal. There is no floodplain in the area, so no floodplain permit is required. There are no wetlands in the area. Since there is no increase in impervious ground cover, no stormwater plan is required. Upon development of Lot 2, additional permitting for drainage and grading will be reviewed and permitting may be triggered through CLFLWD depending on the proposed improvements.

Utilities

Municipal sanitary sewer and watermain services are not currently available to this site, and none are proposed as part of the subdivision. The property will have a private well and septic system. If any future utilities are proposed, a corresponding utility plan would need to be submitted by the applicant.

Park Dedication

Article IV of the Subdivision Ordinance sets forth the park dedication requirements. The policy for minor subdivisions is that when three or fewer lots are being created that the minimum park and trail fees will be collected without the need for the Joint Park Planning Board to meet unless the development is in an area where the City is looking to acquire park land. This policy was reaffirmed at a Joint Park Planning Board held on October 28, 2014.

The area of the proposed subdivision is not an area that the City is looking to acquire land and as such the City will require park and trail dedication funds. The minimum park dedication for the proposed subdivision equals \$1,500.00 plus the minimum trail dedication of \$300.00. The fees are to be collected prior to release of the final plat.

Rezoning Request

The applicant wishes to amend their property's current zoning of R-2-Rural Residential II to instead be R-1-Rural Residential I.

Section 40 - 141 (4) (a) outlines the standards for rezoning. The City may adopt amendments to the zoning ordinance and zoning map in relation both to land uses within a particular district or to the location of the district lines. Such amendment shall not be issued indiscriminately but shall only be used as a means to reflect changes in the goals and policies of the community as reflected in the Comprehensive Plan or changes in conditions in the City. The following factors shall also be considered.

1. Whether the amendment will create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.

The proposed rezoning will not create excessive demand on existing public facilities or services as it permits creation of one additional buildable lot.

2. Whether the amendment is sufficiently compatible so that existing development will not be depreciated in value and there will be no deterrence to development of vacant land.

The proposed rezoning would allow for a subdivision that is generally compatible with the surrounding existing development, and it would not negatively affect the value of any nearby property.

3. The amendment in the opinion of the City is reasonably related to the overall needs of the City.

This rezoning is consistent with the lower-density suburban neighborhood designation given to this property and the surrounding area.

4. The amendment is consistent with the intent and purposes of the zoning ordinance.

The purpose of the R-1 - Rural Residential I district is to provide an area for very low-density housing with on-site wastewater systems in locations that are similarly developed. The property rezoning would allow for the development of a new lot served by on-site well and septic.

5. The amendment will not cause traffic hazard or congestion.

The rezoning will not cause traffic hazard or congestion.

Variance Standards

The applicant is requesting two variances. One, is a variance permitting Lot 1 to have a lot width of 185 feet, 30 feet less than the lot width standard for corner lots in the R-1 Zoning District. The other, is a variance permitting Lot 2 to have a lot depth of 185 feet, 15 feet less than the R-1 Zoning District standards. Both of these standards are stated in Section 40 – 185 of the City Ordinances.

The City of Wyoming Zoning Ordinance Section 40 – 120, (5), and Minnesota State Statute 462.357 specify the following criteria must be met in order to grant a variance. The criteria with analysis is provided below for both the lot width and lot depth variance.

(a) The property in question cannot be put to a reasonable use if used under the conditions allowed by this Ordinance.

The planned future residential development on Lot 2 cannot be achieved without both a lot width variance for Lot 1 (an existing condition) and a depth variance for Lot 2. This proposed subdivision is consistent with the density of the surrounding neighborhood and the general purpose of the R-1 zoning district.

(b) Exceptional or extraordinary circumstances apply to the property which does not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, topography, or other circumstances over which the owners of the property, since enactment of this Ordinance, have had no control.

The pre-existing parent parcel lot dimensions are set and cannot be increased. Lot 1 is already developed, and the undersized lot width is a pre-existing condition. With the subdivision, Lot 2 has a minor lot depth variance due to the existing lot dimensions. Lot 2 has more lot width than required. Both parcels are considered buildable from a lot size and buildability standpoint.

(c) That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.

A literal interpretation of R-1-Rural Residential I lot standards would deprive the applicant of the rights commonly enjoyed by other properties in the same district.

(d) The special conditions or circumstances do not result from actions of the applicant.

The variances are a result of existing conditions, particularly as it is related to the Lot 1 lot width variance.

(e) That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to owners of other lands, structures, or buildings in the same district.

The variances requested will not confer the applicant any special privilege that is not permitted to other property owners in the same zoning district area.

(f) The variance requested is the minimum variance which would alleviate the hardship.

The requested variances are the minimum variances necessary to alleviate the hardship.

(g) The variance would not be materially detrimental to the purposes of this Ordinance, or to property in the same zone.

The variances requested would not be detrimental to the purposes of the ordinance or to any property in the same zone.

(h) Economic conditions or circumstances alone shall not be considered in the granting of a variance request if a reasonable use of the property exists under the terms of the ordinance.

Economic conditions or circumstances alone are not the only consideration for granting of the variances.

(i) In the Flood Plain District, no variance shall be granted which permits a lower degree of flood protection than the Regulatory Flood Protection Elevation for the particular area or permits standards lower than those required by state law.

This property is not located in the Floodplain District.

(j) Variances shall be granted for earth sheltered construction by state statutes when in harmony with this Ordinance

This criterion is not relevant to the applied variances.

Plat Review Standards

In accordance with Sec. 32 – 42, the following criteria shall be considered during the Plat review application process:

(a) Consistency with the design standards and other requirement of this ordinance.

The planned subdivision does not comply with R-1-Rural Residential I lot standards, and therefore there are multiple variances required – which the applicant is pursuing. Outside of the two variance requests, the subdivision is consistent with all other design standards.

(b) Consistency with the City's Comprehensive Plan, Stormwater Management Plan, and any other development plans officially adopted by the City.

The planned subdivision is consistent with the Semi-Rural Residential Neighborhood designation of the City's Comprehensive Plan. In addition, there are

no complications relating to the City's Stormwater Management Plan or any other formally adopted plans.

(c) The physical characteristics of the site, including but not limited to topography, erosion, flooding potential, development, and major vegetation.

The physical characteristics of the site will have no major impact on the development of the parcel or the surrounding areas.

(d) The proposed development's fiscal impact and environmental impact.

The proposed development will have no major negative fiscal or environment impact.

(e) Whether the proposed subdivision is in conflict with applicable general and specific plans (e.g. growth management system goals and policies, capital improvement programs, ordinances).

The proposed subdivision is not in conflict with any specific or general plans.

(f) Whether the design or improvement of the proposed subdivision is in conflict with applicable development plans.

This criterion is met.

(g) That the site is physically suitable for the proposed density of the development.

With the requested rezoning and related variances, this site is physically suitable for future low-density rural residential development.

(h) Whether the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage.

The design of the subdivision should not cause substantial environmental damage.

(i) Whether the design of the subdivision or the type of improvements are likely to cause serious public health problems.

The design of the subdivision should not cause serious public health problems.

(j) Whether the design of the subdivision or the type of improvements will conflict with easements of record or of easements established by judgment of a court.

The design of the subdivision should not conflict with any easement of record or easement established by judgment of a court.

In addition, per Sec. 32 – 51, the Final Plat shall substantially conform to the Preliminary Plat.

This criterion is met.

Next Steps

The City Council will review the Planning Commission's Plat, rezoning, and variance recommendations at the next regularly scheduled meeting.



City Of Wyoming
 26885 Forest Blvd, PO Box 188
 Wyoming, MN 55092
 Phone (651) 462-4947
 permits@wyomingmn.org

LAND USE APPLICATION: ORDINANCE AMENDMENT *Rezone*

This application initiates a request to change the text of a city ordinance or to change the boundaries of a zoning district (rezoning). Any person owning real estate within the city may initiate an ordinance amendment request.

Property Address: 29996 Fondant Avenue

Applicant(s): Name(s) Brian Mulroy

Address 29721 S. NICABOYNE LAKE RD

City DANBURY State _____ Zip _____

Phone Number 612-209-6446 Email brian.mulroy.56@gmail.com

Owner(s) - If other than Applicant(s):

Name(s) _____

Address _____

City _____ State _____ Zip _____

Phone Number _____ Email _____

Owners(s) Signature(s) Brian Mulroy Date 7/8/23

Legal description of property (if rezoning) OR proposed text amendment (attach additional pages if necessary):

Present use of property: Residential

Property Identification Number(s): R.21.11125.34

Present Zoning District: R2 Proposed Zoning District: R1

This application and the following attachments must be submitted to be considered a complete application:

1. Stated reason for requested change
2. Statement of compatibility to the City Comprehensive Plan
3. Text of the portion of the existing ordinance to be amended (If applicable)
4. Proposed amended text and statements outlining any other effects that the amendment may have on other areas of this ordinance
5. Additional information as may be requested by the Planning Commission - Rezoning requests will require a map of the area to be rezoned
6. The application fee and escrow must be paid at the time of application.

A public hearing can be scheduled only after a complete application has been received.

Applicant(s) Signature(s) Brian Mulroy Date 7/8/23

As the applicant for this request, I agree to reimburse the City for all expenses incurred by the City in employing planning, engineering, legal, and other professional consultants in reviewing this application. This may include the replenishment of any escrow funds as required as part of this application. Such costs shall be paid by me, the applicant, regardless of the outcome of the review and prior to commencing any work on the project. Article V, Division 9, Zoning Amendments, is attached to this application. By signing this application, the applicant acknowledges that it has been read and understood.

OFFICE USE ONLY

Application # 2-23-001

Date Application Received 7/31/23

Date Complete Application Received 9/31/23

60 Days 9/29/23

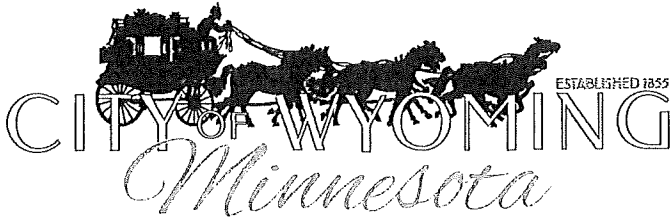
By: [Signature]
official

Fee: \$220.00 + Escrow \$750.00

Date Paid 7/31/23

Check # _____

Revised 01/24/23



City Of Wyoming
26885 Forest Blvd, PO Box 188
Wyoming, MN 55092
Phone (651) 462-4947
permits@wyomingmn.org

LAND USE & VARIANCE APPLICATION

A variance application initiates a request for an allowance to vary from the terms of the Ordinance and is heard by the Planning Commission who will make a recommendation to the City Council. The City Council will make the final decision.

Property Address: 24996 FORDAULT AVE

Applicant(s) Information:

Name(s) BRIAN McROY
Address 29721 S. McCABoYNE LK RD
City DANBURY State WI Zip 54830

Home 612 209 6446
Work _____
Email Brian.Mcroy@bnet.com
brianmcroy56@bnet.com

Owner(s) Information: (if other than Applicant(s))

Name(s) _____
Address _____
City _____ State _____ Zip _____

Home _____
Work _____
Email _____

Owner(s) Signature(s) Brian McR

Date 7-20-23

Legal description of property: _____

Property Identification Number: R.21 21-1425-34 Present Zoning: _____

Present use of property: RESIDENTIAL

Proposed use of property: RESIDENTIAL

Description of request: SPLIT LOT VARIANCE W/ DTH AND DEPTH

This application and the following attachments must be submitted to be considered a complete application:

1. A detailed map of the property showing the location of existing and proposed structures and improvements and existing land uses and buildings of adjacent properties within 500 feet. A survey is required for all setback variances.
2. A letter to the Planning Commission describing the variance request and how the request satisfies the criteria found in Sec. 40-120, (5), (a) - (j).
3. A completed Variance Worksheet (attached).
4. The variance fee (\$220.00) must be paid at the time of application. The application fee and escrow must be paid at the time of application. The fee is not refundable. The unused portion of the escrow will be returned to the applicant.
5. Any other information deemed necessary by the Zoning Administrator or Planning Commission. (A variance application for a property in a Shoreland District must include a valid Septic System Certificate of Compliance)

A public hearing can be scheduled only after a complete application has been received.

Applicant(s) Signature Brian McR Date 7 20 23

As the applicant for this request, I agree to reimburse the City for all expenses incurred by the City in employing planning, engineering, legal, and other professional consultants in reviewing this application. This may include the replenishment of any escrow funds as required as part of this application. Such costs shall be paid by me, the applicant, regardless of the outcome of the review and prior to commencing any work on the project. All of Article V, Division 7, Variances, is attached to this application and by signing this application, the applicant acknowledges that it has been read and understood.

OFFICE USE ONLY

Application # V-23-002
Date Complete Application Received 7/31/23

Date Application Received 7/31/23
60 Days 9/29/23
Date Paid 7/31/23

By: [Signature]
Official
Check # ✓

Fee \$220.00 + Escrow \$750.00
Revised 01/24/23

City of Wyoming Variance Worksheet

Applicant(s): Brian Mulroy Phone: 602 209 6446

Address: _____

Variance request description: 200' LOT DEPTH required, 285' AT THE TIME

City Ordinance Section number: _____

Answer the following questions based on the criteria found in Sec. 40 – 120, (5), (a) – (j). If needed, use a separate page. All questions must be answered.

Criteria #1 The property in question cannot be put to a reasonable use if used under the conditions allowed by this Ordinance.

Applicant - Can the property in question be put to a reasonable use if used under the conditions allowed by this Ordinance? Yes No

Describe: There's A FULL buildable ALNE

Criteria #2 Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, topography, or other circumstances over which the owners of property since enactment of this Ordinance have had no control.

Applicant - Do exceptional or extraordinary circumstances apply to the property that do not apply generally to other properties in the same zone or vicinity, and do they result from lot size or shape, topography, or other circumstances over which the owners of property since enactment of this Ordinance have had no control?

Yes No

Describe: JUST WANT to split IT

Criteria #3 That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.

Applicant - Does the literal interpretation of the provisions of this Ordinance deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance?

Yes No

Describe: ITS JUST MY BACK ALNE

Criteria #4 The special conditions or circumstances do not result from actions of the applicant.

Applicant - Do the special conditions or circumstances result from actions of the applicant?

Yes No

Describe: I REQUEST to Do IT

City of Wyoming Variance Worksheet (Continued)

Criteria #5 That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to owners of other lands, structures, or buildings in the same district.

Applicant - Will granting the variance requested confer on the applicant any special privilege that is denied by this Ordinance to owners of other lands, structures, or buildings in the same district? Yes No

If yes, describe. CHANGING FROM R2 TO R1

Criteria #6 The variance requested is the minimum variance which would alleviate the hardship.

Applicant - Is the variance you are requesting the minimum variance which would alleviate the hardship? Yes No

Describe: EACH IS 90 ACRE OR OVER

Criteria #7 The variance would not be materially detrimental to the purposes of this Ordinance, or to property in the same zone.

Applicant - Will the variance be materially detrimental to the purposes of this Ordinance, or to property in the same zone? Yes No

Describe: I WANT TO BUILD A HOME

Criteria #8 Economic conditions or circumstances alone shall not be considered in the granting of a variance request if a reasonable use of the property exists under the terms of the ordinance.

Applicant - Is the requested variance for economic reasons? Yes No

Describe: _____

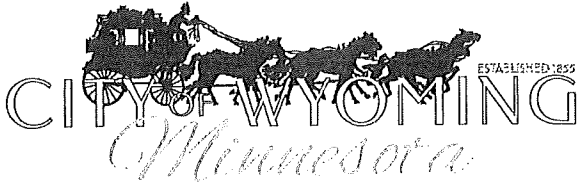
Criteria #9 In the Flood Plain District, no variance shall be granted which permits a lower degree of flood protection than the Regulatory Flood Protection Elevation for the particular area or permits standards lower than those required by state law.

Applicant - Is the property in a Flood Plain District? Yes No

Criteria #10 Variances shall be granted for earth-sheltered construction by state statutes when in harmony with this Ordinance.

Applicant - Is the variance for earth-sheltered construction? Yes No

If yes, how is the request in harmony with the ordinance? _____



City Of Wyoming
26885 Forest Blvd, PO Box 188
Wyoming, MN 55092
Phone (651) 462-4947
permits@wyomingmn.org

SUBDIVISION APPLICATION: PRELIMINARY PLAT

A preliminary plat application is filed after the Planning Commission has reviewed the sketch plan application for the proposed subdivision. The application is reviewed by the Plat Review Committee and then forwarded on to the Planning Commission for a public hearing. After the public hearing the application is considered by the City Council.

Applicant(s): Name(s) Brian Mulroy
Address 29721 S. NICABOYNE
City DANBURY State WI Zip 55830
Phone Number 612-209-6446 Email brianmulroy@gmail.com

Owner(s) - If other than Applicant(s):
Name(s) Brian Mulroy
Address _____
City _____ State _____ Zip _____
Phone Number _____ Email _____

Signature of owner(s) _____ Date _____

Legal description of property: Subdivision Wildlife estates Lot 003 Block 001

Property Identification Number: R.21. 21.11125.34

Present use of property: _____

Proposed use of property: _____

Present zoning of property: _____

Total acreage of property: _____
Number of proposed lots: _____
Total acreage in wetlands or floodplain: _____
Acreage of proposed parkland dedication: _____

- 4 full size copies of the proposed preliminary plat
- 2 reduced copies (no larger than 11 X 17)
- 1 electronic version legibly detailing all features
- Environmental Assessment Worksheet, if necessary
- A copy of proposed protective covenants, if applicable
- Grading, drainage and erosion control plans
- Septic site evaluation reports
- Wetlands delineation report
- Applications for any necessary variances, conditional use permits, or rezoning
- Copies of permit application submittals to all agencies with jurisdiction over wetlands or water bodies and channels on the development site Water shed when Built.

List of any special assessments _____
Applicant(s) Signature: Brian Mulroy Date 04.5.23

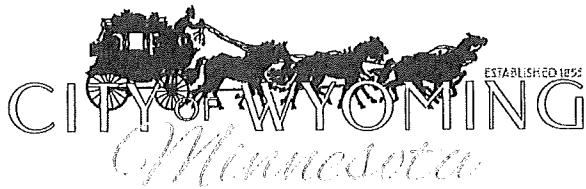
As the applicant for this request, I agree to reimburse the City for all expenses incurred by the City in employing planning, engineering, legal, and other professional consultants in reviewing this application. This may include the replenishment of any escrow funds as required as part of this application. Such costs shall be paid by me, the applicant, regardless of the outcome of the review and prior to commencing any work on the project.

A public hearing can be scheduled only after a complete application has been received.

OFFICE USE ONLY

Application # D-23-002 Date Application Received 7/31/23
Date Complete Application Received 7/31/23 120 Days 11/28/23 By: [Signature]
Fee: \$450.00 + \$70.00/Lot + Consultant Escrow = \$ _____ Date Paid 7/31/23 Check # [Signature]
Consultant Escrow = \$1,000 without improvements or \$10,000 with improvements + \$500.00/lot for 30+ lots

Revised 07/27/22



City Of Wyoming
26885 Forest Blvd, PO Box 188
Wyoming, MN 55092
Phone (651) 462-4947
permits@wyomingmn.org

SUBDIVISION APPLICATION: FINAL PLAT

Applicant(s): Name(s) Brian Mulrooy
Address 29721 S. Nicaboyme Lake Rd
City Danbury State WI Zip 55830
Phone Number 612-209-6446 Email brian.mulrooy@gmail.com

Owner(s) - if other than Applicant(s):
Name(s) _____
Address _____
City _____ State _____ Zip _____
Phone Number _____ Email _____

Signature of owner(s) _____ Date _____

Legal description of property: _____

Property Identification Number: R.21. 26.11125-34

Present use of property: _____

Proposed use of property: Residential

Present zoning of property: _____

Surveyor: Name _____ Phone _____

Engineer: Name _____ Phone _____

Real Estate Agent: Name _____ Phone _____

This application and the following attachments must be submitted to be considered a complete application:

Total size of property: _____ Total acreage in wetlands or floodplain: _____

Number of proposed lots: _____ Current zoning and use of property: _____

- 4 full size copies of the final plat drawings
 - Improvements complete & accepted
 - Performance guarantee for the improvements
 - Soil perc tests and borings
 - Park Dedication Submitted 1800⁰⁰
 - Other
 - The application fee and escrow must be paid at the time of application
- 2 reduced copies (no larger than 11 x 17)
 - ~~Developers Agreement~~
 - Certificate of Title & Opinion
 - Receipt proving that the taxes have been paid
 - Legal & Engineering Fees Paid

Applicant(s) Signature: _____ Date _____

As the applicant for this request, I agree to reimburse the City for all expenses incurred by the City in employing planning, engineering, legal, and other professional consultants in reviewing this application. This may include the replenishment of any escrow funds as required as part of this application. Such costs shall be paid by me, the applicant, regardless of the outcome of the review and prior to commencing any work on the project.

The meeting can be scheduled only after a complete application is received.

OFFICE USE ONLY

Application # 0-23-003

Date Complete Application Received 7/31/23

Fee: \$200.00 + Escrow \$1,000.00
Revised 07/27/22

Date Application Received 7/31/23

120 Days 11/28/23

Date Paid 7/31/23

By: [Signature]
Official

Check # ✓

UNCHECKED PLAT
SUBJECT TO CHANGE
REVISED: 6/27/23

WILDLIFE ESTATES PLAT 5

KNOW ALL PERSONS BY THESE PRESENTS: That Brian W. Mulroy, single, owner and proprietor of the following described property situated in the County of Chisago, State of Minnesota, to wit:

Lot 3, Block 1, WILDLIFE ESTATES according to the plat thereof Chisago County, Minnesota.

Has caused the same to be surveyed and platted as WILDLIFE ESTATES PLAT 5 and does hereby donate and dedicate to the public for public use forever the easements as shown on this plat for drainage and utility purposes only.

In witness whereof said Brian W. Mulroy, single has hereunto set his hand this ____ day of _____, 20__.

Brian W. Mulroy

COUNTY OF _____
The foregoing instrument by Brian W. Mulroy, single was acknowledged before me this ____ day of _____, 20__.

(signature)

(print name)

Notary Public, Minnesota
My Commission Expires 1/31/20__

I hereby certify that I have surveyed and platted or directly supervised the surveying and platting of the land described on this plat; this plat is a correct representation of the boundary survey; all mathematical data and labels are correctly designated on the plat; all monuments depicted on the plat have been or will be correctly set within one year; all water boundaries and wet land as of this date are shown and labeled; and all public ways are shown and labeled.

Shawn M. Kupcho, Land Surveyor
Minnesota Licensed Surveyor No. 49021

STATE OF MINNESOTA
COUNTY OF CHISAGO
The foregoing Surveyor's Certificate by Shawn M. Kupcho, Minnesota License No. 49021, was acknowledged before me this ____ day of _____, 20__.

(signature)

(print name)

Notary Public, Minnesota
My Commission Expires 1/31/20__

Approved by the City Council of the City of Wyoming, Minnesota, this ____ day of _____, 20__, and is in compliance with the provisions of Chapter 505.03, Subdivision 2, Minnesota Statutes.

Signed: _____ Mayor Signed: _____ Clerk

This plat was approved as to form and execution this ____ day of _____, 20__.

City of Wyoming Attorney

Pursuant to Chisago County Subdivision Ordinance Number 99-2, I hereby certify that this plat has been checked and approved as to compliance with Chapter 505.021, Minnesota Statutes

this ____ day of _____, 20__.

Chisago County Surveyor

No delinquent taxes and transfer entered this ____ day of _____, 20__.

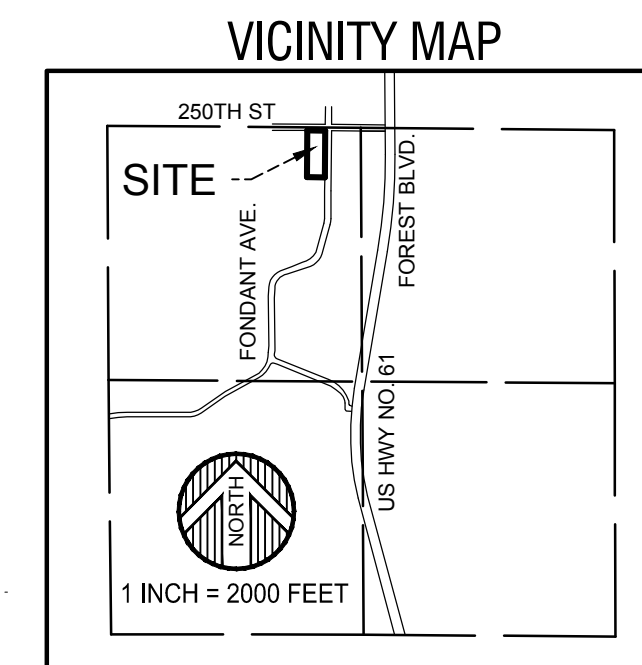
Chisago County Auditor

I hereby certify that the taxes for the year 20__ on the property described herein are paid this ____ day of _____, 20__.

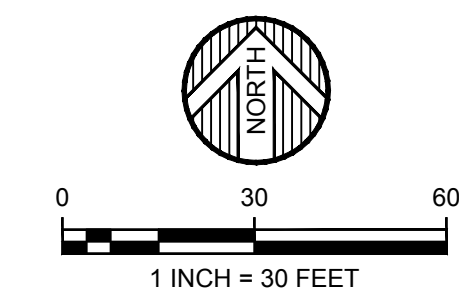
Chisago County Treasurer

Document No. _____
I hereby certify that this instrument was filed in the Office of the County Recorder for record on this ____ day of _____, 20__, at ____ o'clock ____ M., and was duly recorded in the Chisago County Records.

Chisago County Recorder

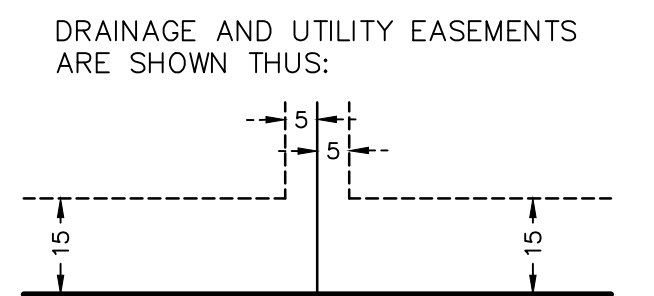


SEC. 32, T33, R21
CHISAGO COUNTY, MINNESOTA

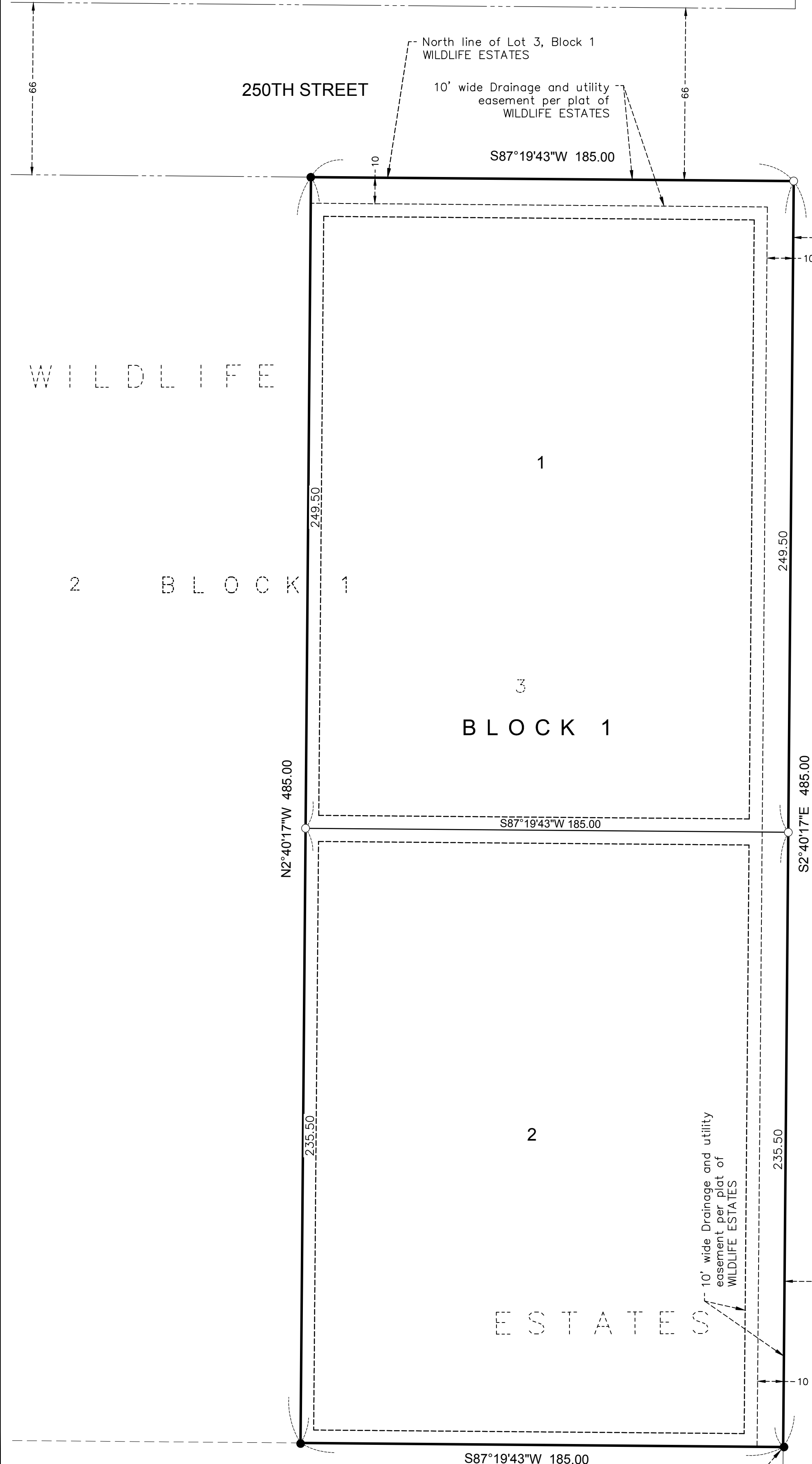


FOR THE PURPOSES OF THIS PLAT, THE NORTH LINE OF LOT 3, BLOCK 1, WILDLIFE ESTATES IS ASSUMED TO HAVE A BEARING OF S87°19'43"W.

- DENOTES A SET 1/2" IRON PIPE MONUMENT W/CAP MARKED LS 49021
- DENOTES A FOUND 1/2" OPEN IRON PIPE MONUMENT UNLESS NOTED OTHERWISE



BEING 5 FEET IN WIDTH, UNLESS OTHERWISE INDICATED, AND ADJOINING LOT LINES, AND 15 FEET IN WIDTH AND ADJOINING STREET LINES, AS SHOWN ON THIS PLAT.



NEWMAN

BLOCK 1

ESTATES

WILDLIFE

BLOCK 1

BLOCK 1

ESTATES

August 18, 2023

Mark D Holl
24766 Hazel Avenue
Forest Lake, MN 55025
Phone: (612) 799 2328
E Mail: Hollmark2@gmail.com

Re: Planning Commissioner Application.

To: The City of Wyoming City Council, Planning Commission, and Fred Weck

Reason to serve on the Planning Commission:

I have lived in the area my whole life. I like being involved in my community and planning for development pressures, infrastructure, and land use as the economy improves.

Education:

Forest Lake High School graduate
Associates of Arts Degree; Lakewood Community College
Attended St Cloud State

Government experience:

Planning Commissioner 2013 to 2019 City of Chisago City.

Comments:

Builder - Pizza Huts, Wendy's, small commercial buildings, new homes and remodeling.
Pilot.
Configuration Planner Unisys Corporation (U S Navy)

Thank you,
Mark Holl