

**APPROVED MINUTES
JOINT PARK PLANNING BOARD
CITY OF WYOMING, MINNESOTA
MARCH 22, 2022
6:00PM**

CALL TO ORDER:

Joint Park Planning Board Chairman West called the Regular Meeting of the Wyoming Joint Park Planning Board for March 22, 2022 to order at 6:00 PM

CALL OF ROLL:

On a Call of the Roll the following members of the Wyoming Joint Park Planning Board were present: Jessica Bergan, Heather Vandenhuevel, Katie West, Roger Carr (arrived at 6:02 p.m.), and Claire Luger

ABSENT: None

Also Present: Fred Weck Zoning Administrator, City Administrator Robb Linwood, Assistant City Administrator Alex Saxe, and Mayor Lisa Iverson

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

APPROVAL OF MINUTES:

1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Joint Park Planning Board for February 23, 2021

A MOTION WAS MADE BY MEMBER LUGER, SECONDED BY MEMBER VANDENHUEVEL, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA JOINT PARK PLANNING BOARD FOR FEBRUARY 23, 2021 AS SUBMITTED.

*Voting Aye: Bergan, Luger, Vandenhuevel, Carr, and West
Voting Nay: None
Abstain: None
Absent: None*

NEW BUSINESS

2. Joint Park Board Reorganization
 - a. Chair
 - b. Vice-Chair

MOTION BY MEMBER LUGER, SECONDED BY MEMBER CARR, TO APPOINT KATIE WEST TO SERVE AS CHAIR FOR THE JOINT PARK PLANNING BOARD IN 2022.

*Voting Aye: Bergan, Luger, Vandenhuevel, Carr, and West
Voting Nay: None
Abstain: None
Absent: None*

MOTION BY MEMBER WEST, SECONDED BY MEMBER VANDENHUEVEL, TO APPOINT ROGER CARR TO SERVE AS VICE-CHAIR FOR THE JOINT PARK PLANNING BOARD IN 2022.

Voting Aye: Bergan, Luger, Vandenhuevel, Carr, and West
Voting Nay: None
Abstain: None
Absent: None

3. Sketch Plan D-22-003 Sunrise Riverbank – Residential Lots
Location: East Viking Boulevard, Greenwood Golf Course Site
Applicant: Northern Tier Development, LLC; Richard Morris
Property ID Numbers: 21.10302.20, 21.10302.00, 21.10302.30
4. Sketch Plan D-22-004 Sunrise Riverbank – Commercial Lots
Location: East Viking Boulevard, Greenwood Golf Course Site
Applicant: Northern Tier Development, LLC; Richard Morris
Property ID Numbers: 21.00012.00

Zoning Administrator Weck noted that the drawings in front of the Board were a bit different than the ones that had been e-mailed to them. He explained that the newest drawings were done by Candace Amberg, Senior Landscape Architect, WSB and gave an overview of her recommendations. He explained the ways that the parkland dedication could be calculated and noted that WSB is recommending a mix of land and cash dedication to fulfill the requirements.

Chair West asked for details of what would be the amount of land and the amount of cash if the City went with the recommendation from WSB.

Zoning Administrator Weck stated that there are 33.49 acres above the wetland area and 9% would equal about 3%. He noted that the cash would come to a total of \$239,400 without land. He explained how a combination of land and cash could be calculated.

Chair West asked if there was a possibility of combining the parkland dedication between the residential and the commercial properties.

Zoning Administrator Weck stated that in a way they are, however the calculations would be done differently. He stated that for the residential side, because of the density, it is 9% calculation and the commercial will be 5%.

Chair West stated that this area will not be walkable for anybody in the community outside of this neighborhood. She stated that she does not see it really being a 'community' park since it is so far away.

Zoning Administrator Weck stated that there are 133 new homes that will be going into the development and then 85 apartment units, so there will be a good population when it is all built out which is why Ms. Amberg from WSB felt there should be some land dedication included.

Assistant City Administrator Saxe explained that the City is working with Ms. Amberg on a Park and Trail Master Plan and she has identified this area of the City to be very underserved which is also why she recommended a decent sized park to serve this portion of the City.

Richard Morris, Applicant, explained that they would like to make a counter-proposal from what was recommended by WSB. He stated that their project is a multi-purpose project and noted that it includes 170 acres of wetland restoration bank. He stated that he thinks will be a very positive thing for the neighborhood and would like to see what they are doing in the wetland be a substitute for the parkland dedication that is required. He stated that they are planning two 85 unit apartment buildings and noted that he had submitted a picture of their recently completed project in Hudson, WI that showed the fenced in children's area and noted that they also have a large dog park on the other side of the project. He reiterated that they are proposing that what they are doing for the public good with the wetland be accepted in lieu of a parkland dedication fee.

Member Vandenhuevel asked for clarification of what type of amenities and play areas would be included in the plans as presented.

Mr. Morris stated that they would be open to deeding the 170 acres to the City if they wanted to take that over and reserve the obligation to do the required maintenance.

Chair West asked if the options being proposed by the applicant area actually allowable.

Member Luger asked what local and State statutes would be this project be required to meet.

Zoning Administrator Weck explained that the City's subdivision ordinance requires any land dedication not be wetland and basically has to be buildable, upland area. He stated that this area is becoming a wetland bank and gave an overview of what that means. He stated that once it has been turned into that easement, you cannot do anything on it and is a permanent conservation easement that restricts the use of the property for perpetuity. He stated that he does not disagree with Mr. Morris' points about the environmental benefits that will come from the wetland and that it will be something nice to look at, but it will not land that anyone can use.

Member Bergan stated that it sounds like Mr. Morris is asking the City to trade the option of having a park to just have the wetland space.

Member Vandenhuevel asked what the space would be if the City didn't agree to this proposal.

Mr. Green stated that rather than a 3 acre full park, there would be 170 acres that would be a preserved wildlife sanctuary. He stated that sometimes there are things like an observation walkway into the park that would be nice for kids, including schools or cub scouts or girl scouts. He stated that they felt it would be a nice feature which is why they are proposing it.

Chair West stated that she thinks the wetland restoration is awesome, but explained that part of her reservation is usable space. She stated that there is not park area for the kids on that side of town. She noted that if there were a way to have trails around it in order to make it more functional or useable then that would be a benefit to the City. She stated that she thinks they have a few of these in White Bear that she thinks has worked out really well because they have natural trails or boardwalks that are useable.

Mr. Green stated that it was his understanding that if trails are allowed then that area is deducted from the wetland credits they would receive.

Zoning Administrator Weck stated that if the Board wanted to head down the path of considering trails in the wetland area, he would suggest tabling this and ask the applicant to come back with a site design to show their actual proposal. He noted that there have been references to BWSR and explained that this was referring to the Board of Water and Soil Conservation.

Member Luger asked for an explanation of the rationale behind the ordinance.

Zoning Administrator Weck stated that it is primarily to allow useable land, for example, if you wanted to be able to do a pick-up ballgame in the field you would be able to do that without walking in the swamp. He noted that the City has accepted land that had wetland in it, but not just a

wetland because it can really not be used which is even more so in this instance, with wetland credits.

Member Luger stated that her concern is that there would be almost 400 families in this development and not much park space in this area of town. She stated that she firmly believes in having amenities for families to enjoy and loves the idea of wetland conservation but she thinks this many families will need to have something more tangible to use. She stated that she would be in favor of the proposal put forth by WSB of a 50/50 mix.

Member Carr stated that he lives on this side of the City and agreed that there is very little parkland over there. He stated that he thinks the wetland project is great, but also feels that there should be some park space included.

Mr. Green asked if the park had to be inside their development and gave the example of having 3 acres on that side of town, but not in this development.

Zoning Administrator Weck read aloud a portion of the ordinance that stated that it had to be within the development area.

MOTION BY MEMBER WEST, SECONDED BY MEMBER LUGER, TO RECOMMEND COUNCIL APPROVAL OF THE PARKLAND DEDICATION AS PROPOSED BY WSB FOR A 50/50 SPLIT BETWEEN CASH AND LAND DEDICATION FOR SUNRISE RIVERBANK DEVELOPMENT LOCATED AT EAST VIKING BOULEVARD, GREENWOOD GOLF COURSE SITE FOR APPLICANT, NORTHERN TIER DEVELOPMENT, LLC, RICHARD MORRIS.

Voting Aye: Bergan, Luger, Vandenhuevel, Carr, and West
Voting Nay: None
Abstain: None
Absent: None

OLD BUSINESS:

ADJOURN:

A MOTION WAS MADE BY MEMBER LUGER, SECONDED BY MEMBER CARR, TO ADJOURN THE MARCH 22, 2022 "REGULAR MEETING" OF THE WYOMING, MINNESOTA JOINT PARK PLANNING BOARD AT 6:39 PM.

Voting Aye: Bergan, Luger, Vandenhuevel, Carr, and West
Voting Nay: None
Abstain: None
Absent: None