

**AGENDA
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
SEPTEMBER 10, 2024
7:00 AM**

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 August 27, 2024.**

SCHEDULED PUBLIC HEARINGS:

- 2. Rezone: Z-24-002 Agricultural (A) to Rural Residential I (R-1)**
Location: 24989 Heath Avenue
Applicant: Comfort Lake Forest Lake Watershed District
Owner: Andrea Vollrath
Property ID Number: 21.10703.00

NEW BUSINESS:

- 3. Sketch Plan D-24-002**
Location: 24989 Heath Avenue
Applicant: Comfort Lake Forest Lake Watershed District
Owner: Andrea Vollrath
Property ID Number: 21.10703.00

OLD BUSINESS:

COMMUNICATIONS:

UPDATES:

ADJOURN

UPCOMING:

September 24th, Public Hearing: Cannabis Business Ordinance

**UNAPPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
AUGUST 27, 2024
7:00 PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for August 27, 2024 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, Katie West, Dan Iverson, Mark Holl, and Chris Ortwerth

ABSENT: None

Also Present: Fred Weck Zoning Administrator 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 August 14, 2024**

Chair Lobermeier stated that the paragraph at the top of page 11 was when the Commission had finished discussing the cannabis ordinance and have moved on to discussing the zoning ordinance. He suggested that there be some sort of clarification or separate in the minutes that would make that clear.

Zoning Administrator Weck suggested that there be some type of break between the two topics and noted that Mayor Iverson had just suggested that it just be moved under Old Business.

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER ORTWERTH, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR AUGUST 14, 2024 ,AS AMENDED, PER DISCUSSION.

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

SCHEDULED PUBLIC HEARINGS: NONE

NEW BUSINESS

2. Adult Use Cannabis Ordinance – Review and Set Public Hearing Date.

Zoning Administrator Weck explained that he believed that he had included everything in the draft ordinance that the Commission had discussed and noted that he had also added that the buffer zones would be measured from the property lines.

Commissioner West referenced Section 12-420 (5) and stated that she understands that they would not want to have cannabis around kids, but if there was already an established business, she felt it would not be fair to ask them to move.

Zoning Administrator Weck clarified that the City would not be asking them to move, and this was saying that they could actually stay there.

Chair Lobermeier stated that he appreciated that the minutes had been so detailed and that they had included when the Commission came to a consensus on the various amendments.

Commissioner Iverson stated that they talked about cannabis retail businesses and explained that he had taken a look at the State registration forms and they had two but noted that in the draft ordinance under Section 12-405 (3) there is a reference to 'excluding lower-potency hemp edible retailers' and asked if that meant that this ordinance did not apply to the low potency gummy type products.

Zoning Administrator Weck stated that was correct because they had taken that section out, but noted that they do still have to be registered with the State, but clarified that the City would not regulate them as long as it was legal with the State.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER ORTWERTH, TO SCHEDULE THE PUBLIC HEARING FOR THE ADULT USE CANNABIS ORDINANCE FOR SEPTEMBER 24, 2024.

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

OLD BUSINESS:

3. Rezoning of Parcels to Match the Comprehensive Plan

Zoning Administrator Weck explained that the City Council would be holding a work session on September 17, 2024 and Chair Lobermeier was planning to attend to discuss the rezoning. He asked if Chair Lobermeier needed any information from him in order to be prepared for that meeting.

Chair Lobermeier stated that he felt they could discuss the details outside of the meeting but felt it was important to find a way to explain why this was being done and the potential impacts.

Commissioner West asked what would happen if a City's zoning and their Comprehensive Plan did not align and which one would take precedence.

Zoning Administrator Weck explained that the Zoning Ordinance is what has been adopted and was supposed to reflect what is in the Comprehensive Plan.

Commissioner West asked if that meant that the Comprehensive Plan took precedence.

Zoning Administrator Weck answered that, legally, if he were to write a violation about someone doing something wrong, it would be based on the Zoning Ordinance.

Chair Lobermeier clarified that many times they refer to the Comprehensive Plan as 'guiding' the property and noted that in the Metro area, the zoning and the Comprehensive Plan have to be the same.

Zoning Administrator Weck noted that he would like to have the City update the Zoning Map first, but he also had some amendments to the Zoning Ordinance that he would bring forward that included things like typographic errors and things that just aren't working as well as they should.

COMMUNICATIONS:

UPDATES:

Mayor Iverson stated that she wanted to bring a few things to the Commissions attention that other cities have been looking at such as e-bikes, and crypto-mining and asked if the City already had ordinances for these.

Zoning Administrator Weck stated that the City had an ordinance on scooters that could perhaps be adjusted to include e-bikes.

The Commission shared that they were not sure what crypto-mining involved.

Mayor Iverson stated that she would do some more research but wanted to bring these to the Commission's attention because they were things that other cities had been discussing lately and thought it may be something that Wyoming needed to start looking into as well.

A MOTION WAS MADE BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER HOLL, TO ADJOURN THE AUGUST 27, 2024 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:15 PM.

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

**CITY OF WYOMING
PLANNING AND ZONING**

TO:	Planning Commission
DATE:	9/11/2024
FROM:	Kim Lindquist, City Planner Fred Weck, Zoning Administrator
RE:	Rezoning and Sketch Plan
APPLICANT:	Mike Kinney
PROPERTY OWNER:	Andrea & Joe Jenson
PROPERTY:	24989 Heath Ave, Wyoming, 55092 21.10703.00
FILE NO.:	Z-24-001 & D-24-003

OVERVIEW

The applicant is requesting approval of a Rezoning request and Sketch Plan approval for the property at 24898 Heath Ave. There is currently a residence on the site. The rezoning would change the lot zoning from Agriculture to R-1 Residential consistent with the land use designation in the Comprehensive Plan. The Sketch Plan illustrates creation of an additional lot in the south, which would become an Outlot with the intended future use as a stormwater quality holding pond. The residential lot, in the north, would remain as is.

The existing parcel is .52 acres, and the future split would create a residential parcel (Lot 1, Block 1) at 2.13 acres and a 2.59-acre Outlot A, with .31 acres being dedicated for Heath Avenue. The two lots, as proposed, meet all R-1 standards required for the preliminary plat. Because the lot is already developed, and meets all required setbacks, there are no concerns about the sketch plan request.

The rezoning request addresses two planning and zoning issues. First, the rezoning to Rural Residential reduces the overall lot size requirement for the residential lot from 5 acres to 1 acre. This change permits the creation of the southern lot for stormwater facilities without the need of variance. The second benefit is that the rezoning brings the site into compliance with the adopted Comprehensive Plan land use designation.

STAFF RECOMMENDATION

Based on the Staff's analysis of the request and the standards for approval, Staff recommends approval of the rezoning of the Property from A-Agriculture to R1-Rural Residential I.

In preparation for the preliminary and final plats, the applicant should ensure that plans adhere to the following sections of the City of Wyoming's municipal ordinances:

Section 32-98 of the Subdivision Ordinance indicates lot requirements for any subdivision.

Section 40-185 of the Zoning Ordinance indicates dimensional requirements for properties located within the R1 District.

STAFF REVIEW

General Comprehensive Plan and Zoning Review

The subject property is zoned Agriculture, and the application is to rezone the site to R1-Rural Residential I. The property is guided as Semi-Rural Neighborhood in the City of Wyoming's Comprehensive Plan. The Zoning and surrounding uses are as follows:

Direction	Adjacent Land Use
North	Rural Residential
West	Agriculture & Rural Residential (guided Commercial)
South	Agriculture
East	Agriculture

General Comprehensive Plan and Zoning Ordinance Review

Comprehensive Plan Designation

The subject property is guided Semi-Rural Neighborhood in the City's Comprehensive Plan. This land use category is described as follows:

“The Semi-Rural Housing Areas are locations that are presently subdivided into parcels of approximately one to ten acres. This may include the present Agricultural, Rural Residential I and Rural Residential II zoning districts. Most of those locations cannot easily be subdivided further into smaller parcels that could economically accommodate public or shared private wastewater systems. The majority of the Semi-Rural Housing Area will continue to be unsewered-that is, continue to be served with individual on-site wastewater treatment systems.

Zoning

As noted, the current zoning is Agriculture, and the applicant and property owner are requesting rezoning to RRI to recognize the residential use and also allow splitting of the lot, the permit, the sale, and development of the southern parcel as a stormwater facility. Rural Residential zoning is consistent with the adopted Comprehensive Plan.

	R1 Zoning District Site Dimensions	Proposed Lot 1 Dimensions	Proposed Outlot A Dimensions
Lot Depth	200 ft.	444.68 ft.	445.82 ft.

Lot Width	200 ft.	207.40 ft.	179.06 ft.
Lot Area	1 acre (43,560 sq. ft.)	2.13 acres (92,812 sq. ft.)	2.59 acres (112,930 sq. ft.)
Min. Front Yard Setback	73 ft. from centerline of Heath Ave.	169.2 ft.	N/A
Min. Side Yard Setback (North)	10 ft. – Principal 3 ft. – Accessory 5 ft. - Driveway	40.1 ft. – House 116.0 ft. – Shed 21.7 ft. - Driveway	N/A
Min. Side Yard Setback (South)	10 ft. – Principal 3 ft. – Accessory	119.0 ft. – House 97.25 ft. – Shed	N/A
Min. Rear Yard Setback	35 ft. – Principal 3 ft. – Accessory	195.4 ft. – House 79.4 ft. - Shed	N/A

Standards for Rezoning and Comprehensive Plan Amendment Review

Rezoning Request

Section 40 - 141 (4) (a) outlines the standards for a rezoning. The City may adopt amendments to the zoning ordinance and Comprehensive Plan Map for land uses within a district or to the location of the district lines. Such an amendment should not be issued indiscriminately but should only be used 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 should 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 site is already developed with one house and no other development that requires public facilities is anticipated. The development will not be a burden on public schools or roadways.*
- (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.** *Surrounding properties are either rural residential, commercial, or agricultural. Rezoning of the parcel is consistent and complimentary to the land uses in the area.*
- (3) **The amendment in the opinion of the City is reasonably related to the overall needs of the City.** *The proposed rezoning enables the applicant to subdivide the property and allow a stormwater facility to be located on the newly created southern site. The proposal also allows protection of the existing wetlands on site.*

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

The purpose of the Rural Residential I district is to provide an area for low-density housing with on-site wastewater systems. Rezoning the property to residential from agricultural recognizes the existing use. Accordingly, the rezoning is consistent with the purposes of the Zoning Ordinance.

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

The proposed rezoning is not likely to cause any traffic hazards or congestion.

Article III of the City of Wyoming Subdivision Ordinance sets forth the platting procedure with the first requirement being the sketch plan. The purpose of the sketch plan is to ensure that the applicants for subdivision are informed of the procedures and requirements of all adopted ordinances. The plan does not need to be to scale but does need to show the proposed subdivision of the property, significant topographical and physical features, and adjacent land use.

Park Dedication

Article IV of the Subdivision Ordinance sets forth the park dedication requirements. The policy for the preliminary plat is that 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 new lot will remain an Outlot and is therefore unbuildable under the ordinance. The definition of Outlot is: “A lot remnant or any parcel of land included in a plat which may be used for open space or otherwise unsuitable for development and therefore not usable as a building site as it currently exists.” Because the newly created lot is not considered buildable, no park dedication fee is required.

Access & Utilities

The newly created Outlot will be used for ponding and will remain in an undeveloped state. Therefore, issues such as access or utilities to the site are not applicable in this instance.

Drainage

The Comfort Lake/Forest Lake Watershed District (CLFLWD) is proposing to create a ponding area on the southern parcel to provide water quality treatment for the larger subdistrict area.

Next Steps

The City Council will review the Planning Commission’s Rezoning recommendation at the next regularly scheduled meeting.

In the preparation of the preliminary and final plats, the applicant and their consultants are required to pay careful attention to the Subdivision Ordinance requirements. The applicant should ensure that district standards and regulations are met.



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

LAND USE APPLICATION: ORDINANCE AMENDMENT

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: 24989 Heath Ave N. Forest Lake, MN 55025

Applicant(s): Name(s) Mike Kinney

Address 44 Lake St South, Ste A.

City Forest Lake State MN Zip 55025

Phone Number 651-395-5855 Email michael.kinney@clflwd.org

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

Name(s) Andrea Vollrath Jensen, Joe Jensen

Address 24989 Heath Ave N.

City Forest Lake State MN Zip 55025

Phone Number 507-993-4918 Email alvollrath1@yahoo.com

Owners(s) Signature(s) [Signature] Date 8-16-24

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

Present use of property: 100 Res 1 unit - 4BB1 - Residential Non-Homestead single unit

Property Identification Number(s): R.21 211070300

Present Zoning District: agricultural Proposed Zoning District: Residential 1

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) Michael Kinney Date Aug. 19, 2024

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 # 2-24-001

Date Complete Application Received 8/19/24

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

Date Application Received 8/19/24

60 Days 10/18/24

Date Paid 8/19/24

By: [Signature]
Official

Check # 1035

Additional Attachments / Information

24989 Heath Ave North

1. **Reason for Requested Change:** The zoning change from Agriculture to Residential 1 has been requested as the landowner would like to split their property into two parcels. They would then sell the undeveloped parcel to the Comfort Lake Forest Lake Watershed District. The CLFLWD would like to construct a water quality improvement project (iron-enhance sand filter) on the property that would benefit water quality in Little Comfort Lake.
2. **Statement of the compatibility to the City Comprehensive Plan:** The City Comprehensive Plan reclassified this property as Residential. The requested zoning change will bring the property into compliance with the current comprehensive plan. Rezoning from Agricultural to Residential 1.
3. **Text of the portion of the existing ordinance to be amended (if applicable):**
Not Applicable
4. **Proposed amended text and statements outlining any other effects that the amendment may have on other areas of this ordinance:** Not applicable
5. **Map of the area to be rezoned:** See attached Map. Includes legal description of the property.
6. **Application fee and Escrow:** Fee \$220.00 + Escrow \$750.00. See attached check

PRELIMINARY PLAT OF:

VOLLRATH JENSEN ADDITION

~for~ COMFORT LAKE - FOREST LAKE
WATERSHED DISTRICT
~of~ 24989 HEATH AVENUE N.
WYOMING, MN 55025

PROPERTY DESCRIPTION

(PER WARRANTY DEED, DOCUMENT NO. A-520537)
That part of the Northwest Quarter of the Northeast Quarter and that part of the Northeast Quarter of the Northeast Quarter, both in Section 34, Township 33 North, Range 21 West, described as follows:

Commencing at the North Quarter corner of Section 34; thence easterly, along the north line of Section 34, a distance of 1055.7 feet, more or less, to the point of beginning on the centerline of an existing township road; thence continuing easterly, along the north line of Section 34, a distance of 473.6 feet, more or less, to a point distant 1529.34 feet easterly on the North Quarter corner of Section 34; thence deflecting to the right 109 degrees 59 minutes 30 seconds a distance of 568.37 feet; thence deflecting to the right 90 degrees 00 minutes 00 seconds a distance of 482 feet, mote or less, to the centerline of the existing township road; thence northeasterly, along sald township road centerline, a distance of 410 feet, more or less, to the point of beginning, Chisago County, Minnesota, according to the map or plat thereof on file or of record in the office of the County Recorder in and for Chisago County, Minnesota.

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 7/11/2024.
- Bearings shown are on Chisago County datum.
- Parcel ID Number: 21.10703.00.
- Total parcel area = 219,430 sq. ft. (5.04 acres) including right-of-way.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.
- Wetland delineation by Comfort Lake - Forest Lake Watershed District.

LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- DENOTES IRON MONUMENT SET, MARKED RLS# 41578
- ⊕ DENOTES CHISAGO COUNTY CAST IRON MONUMENT
- ⊞ DENOTES ELECTRICAL METER
- ⊞ DENOTES GAS METER
- ⊞ DENOTES AIR CONDITIONING UNIT
- ⊞ DENOTES STORM SEWER MANHOLE
- ⊞ DENOTES WELL
- ⊞ DENOTES SEPTIC MANHOLE
- ⊞ DENOTES EXISTING CONTOURS
- ⊞ DENOTES EXISTING SPOT ELEVATION
- ⊞ DENOTES MAILBOX
- ⊞ DENOTES POWER POLE AND OVERHEAD WIRES
- ⊞ DENOTES STORM CULVERT
- ⊞ DENOTES FENCE
- ⊞ DENOTES TREE LINE
- ⊞ DENOTES BITUMINOUS SURFACE
- ⊞ DENOTES CONCRETE SURFACE
- ⊞ DENOTES GRAVEL SURFACE
- ⊞ DENOTES EDGE OF WETLAND DELINEATION

DEVELOPMENT DATA

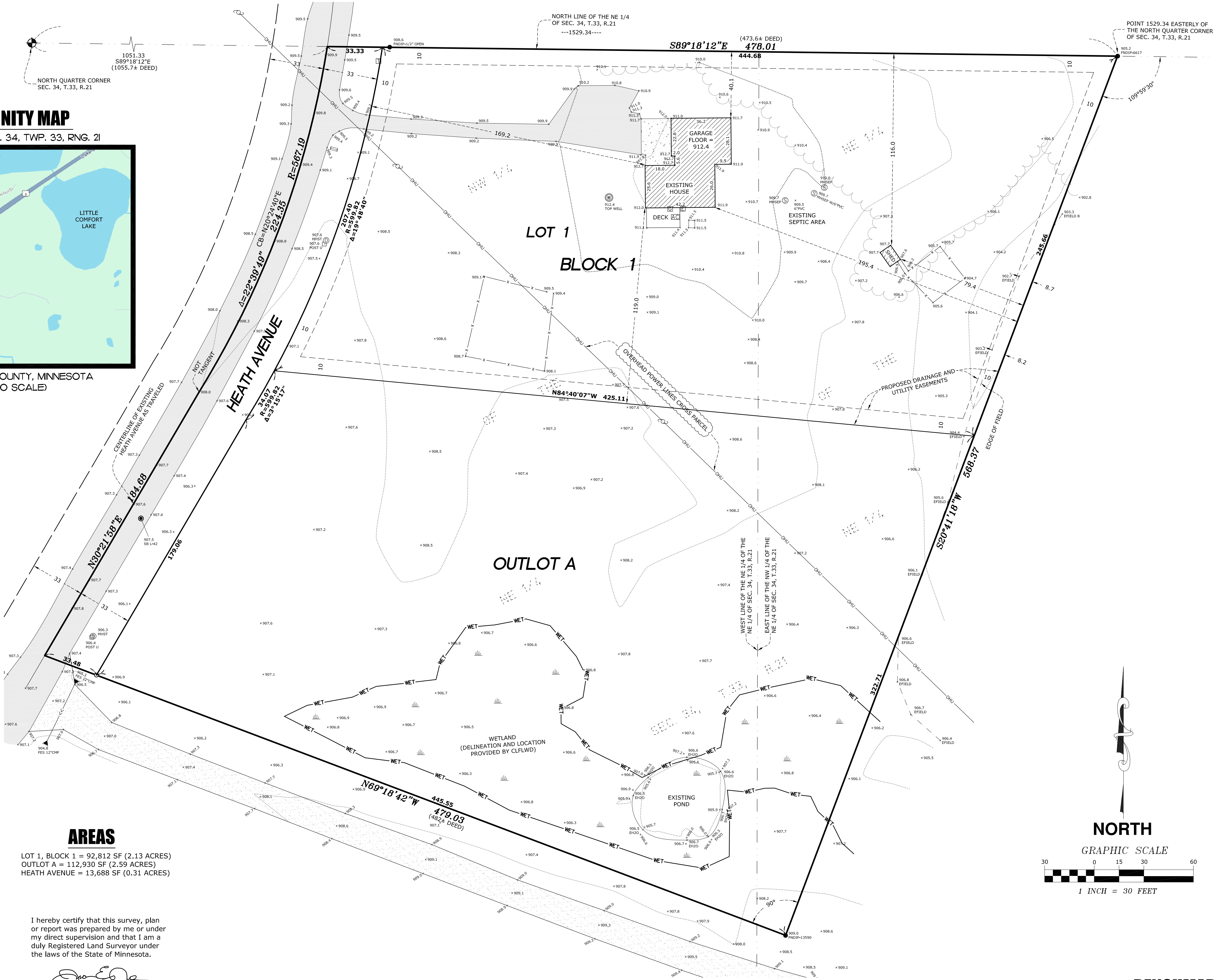
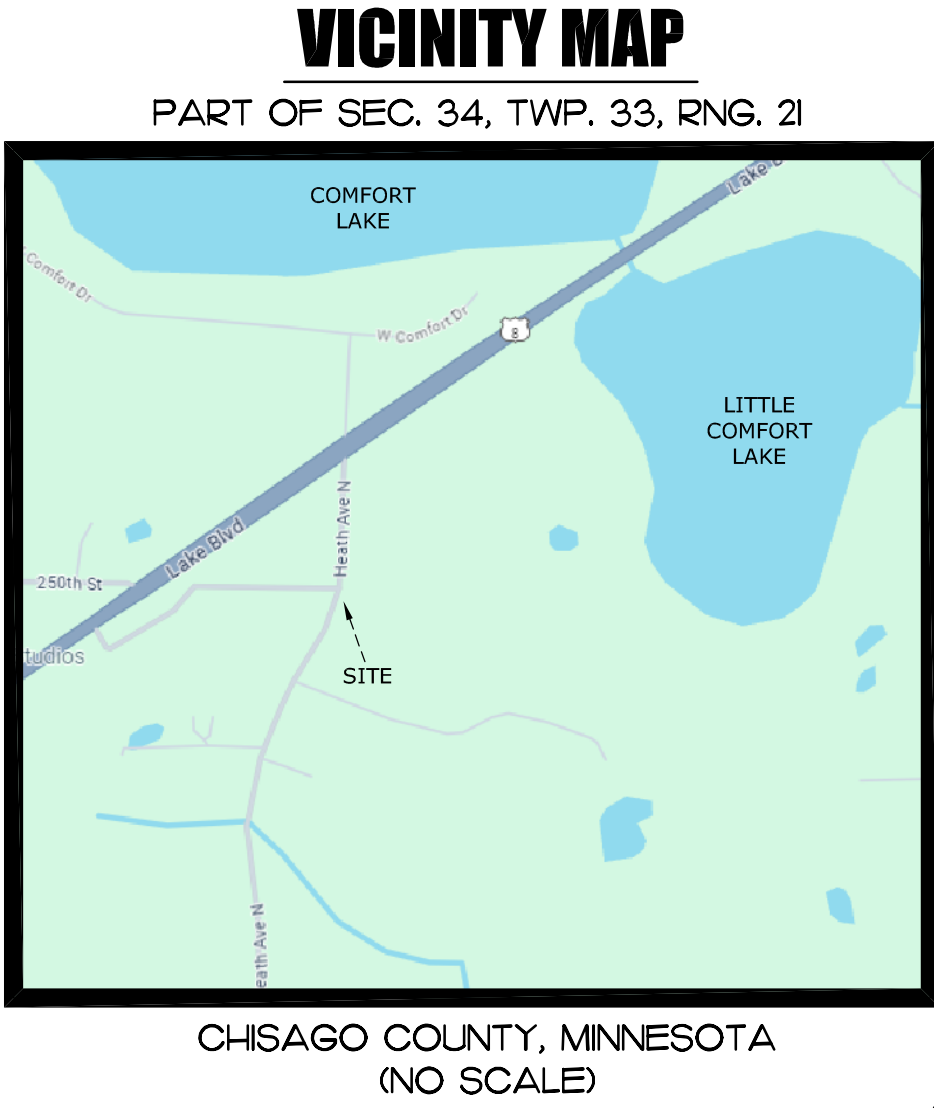
This parcel is currently zoned A (Agriculture) and will be rezoned to R1 (Rural Residential 1). Per City of Wyoming Zoning Code the following standard apply to R1 Zoning District:

- Minimum Lot Area = 1 acre
- Minimum Lot Width = 200 feet
- Minimum Lot Depth = 200 feet
- Maximum Building Height = 3 stories (35 feet)

Minimum setbacks for principal structures:

- Front = 73 feet from centerline or 40 feet from right of way, whichever is more restrictive.
- Side = 10 feet
- Rear = 35 feet

**E.G. RUD & SONS, INC.**
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701



AREAS

LOT 1, BLOCK 1 = 92,812 SF (2.13 ACRES)
OUTLOT A = 112,930 SF (2.59 ACRES)
HEATH AVENUE = 13,688 SF (0.31 ACRES)

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.


JASON E. RUD
Date: 8/14/2024 License No. 41578

BENCHMARK

MNDOT GEODETIC STATION NO. 102753
STATION NAME: HEATH
ELEVATION = 901.07 (NAVD 88 DATUM)

DRAWN BY: BAB	JOB NO: 240740PP	DATE: 8/14/2024
CHECK BY: JER	FIELD CREW: RW/MR	
1		
2		
3		
NO.	DATE	DESCRIPTION
BY		



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

SUBDIVISION APPLICATION: SKETCH PLAN

A sketch plan application initiates the procedure for developing and subdividing property. The Sketch Plan is reviewed by individuals of the City Plat Review Committee and then is placed on the Planning Commission agenda.

Applicant(s): Name(s) Mike Kinney
Address 44 Lake St South, Ste A.
City Forest Lake State MN Zip 55025
Phone Number 651-395-5855 Email michael.kinney@clflwd.org

Owner(s) - If other than Applicant(s):
Name(s) Andrea Vollrath Jensen, Joe Jensen
Address 24989 Heath Ave N.
City Forest Lake State MN Zip 55025
Phone Number 507-993-4918 Email alvollrath1@yahoo.com

Owner(s) Signature(s) Andrea Jensen Joe Jensen Date 8-16-24
Legal description of property: see attached survey map

Property Identification Number: R.21. 211070300
Present use of property: 100 Res 1 unit - 4BB1 - Residential Non-Homestead single unit
Proposed use of property: Residential and an outlot used by the CLFLWD for a water quality project
Present zoning of property: Agriculture - requesting concurrent rezoning to R1 though the rezoning process

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

- Total size of property: 5.04 Total acreage in wetlands or floodplain: 0.52
Number of proposed lots: 2, one being an outlot
☐ 4 full size copies of the Sketch Plan ☐ Septic Site Evaluation Report(s) if available.
☐ 2 reduced copies (no larger than 11 X 17).
☐ The application fee and escrow must be paid at the time of application.

Applicant(s) Signature: Michael Kinney Date: Aug 19, 2024
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.

Applicants that submit Sketch plans with four or more proposed lots will meet with the Joint Park Planning Board in order to determine the developments Park and Trail Dedication. The Joint Park Planning Board meets on the 2nd Tuesday of each month at 6:00 pm. Developments creating three or fewer lots will dedicate the minimum Park and Trail Dedication (\$1500.00 Park + \$300.00 Trail, per lot) without needing to meet with the Joint Park Planning Board. Park and Trail Dedications are submitted to the City with the Final Plat application.

OFFICE USE ONLY

Application # D-24-003 Date Application Received 8/19/24
Date Complete Application Received 8/19/24 120 Days 12/17/24 By: [Signature]
Fee: \$100.00 + Escrow \$500.00 Date Paid 8/19/24 Check # 1035
Revised 11/15/22

PRELIMINARY PLAT OF:

VOLLRATH JENSEN ADDITION

~for~ COMFORT LAKE - FOREST LAKE
WATERSHED DISTRICT
~of~ 24989 HEATH AVENUE N.
WYOMING, MN 55025

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(PER WARRANTY DEED, DOCUMENT NO. A-520537)
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- ⊞ DENOTES EDGE OF WETLAND DELINEATION

DEVELOPMENT DATA

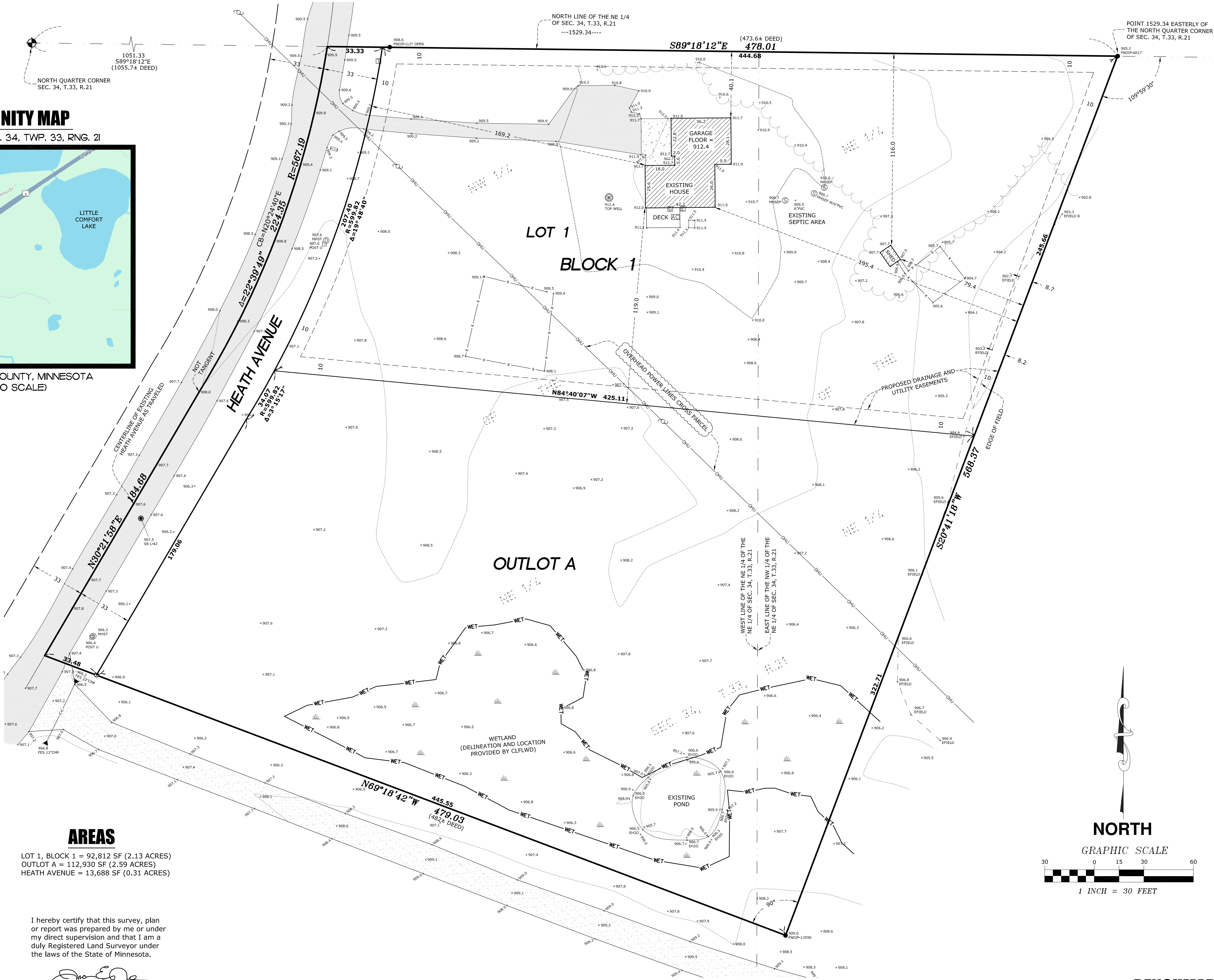
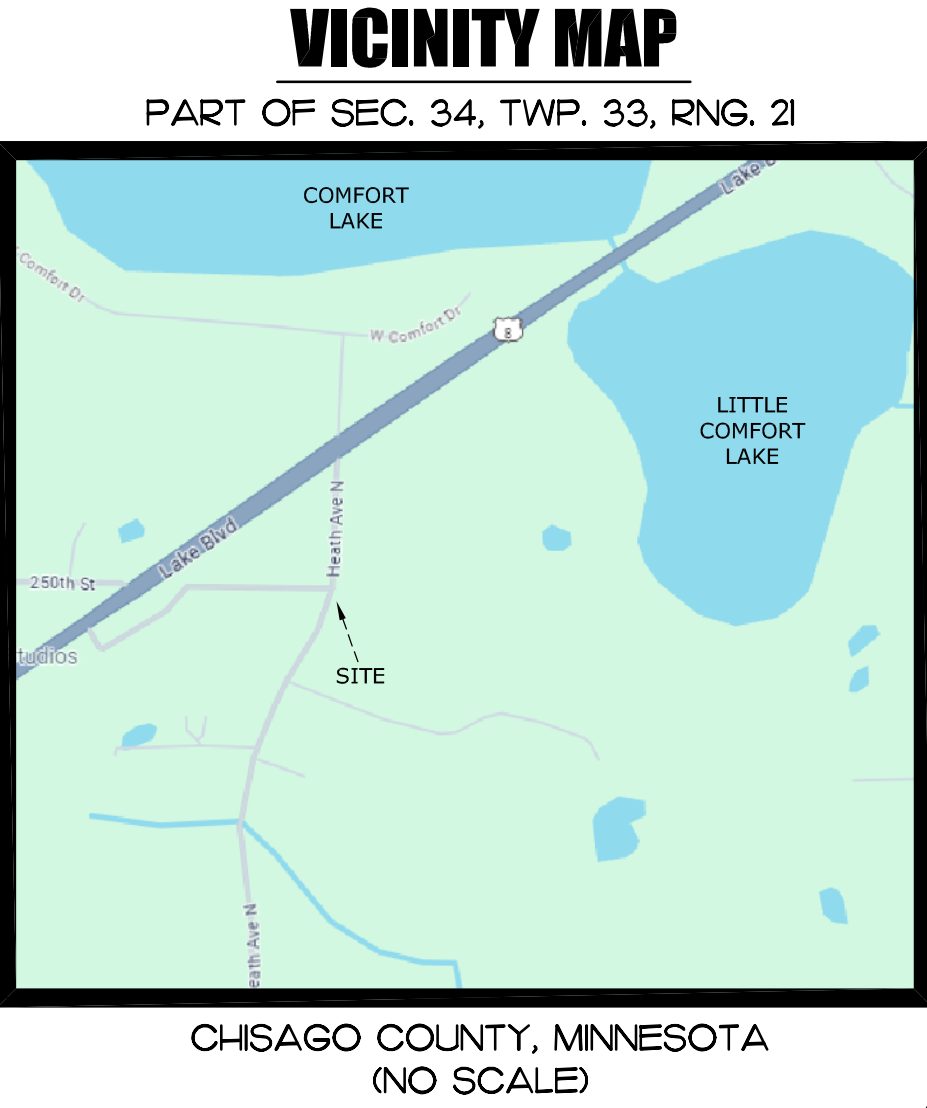
This parcel is currently zoned A (Agriculture) and will be rezoned to R1 (Rural Residential 1). Per City of Wyoming Zoning Code the following standard apply to R1 Zoning District:

- Minimum Lot Area = 1 acre
- Minimum Lot Width = 200 feet
- Minimum Lot Depth = 200 feet
- Maximum Building Height = 3 stories (35 feet)

Minimum setbacks for principal structures:

- Front = 73 feet from centerline or 40 feet from right of way, whichever is more restrictive.
- Side = 10 feet
- Rear = 35 feet

**E.G. RUD & SONS, INC.**
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701



AREAS

LOT 1, BLOCK 1 = 92,812 SF (2.13 ACRES)
OUTLOT A = 112,930 SF (2.59 ACRES)
HEATH AVENUE = 13,688 SF (0.31 ACRES)

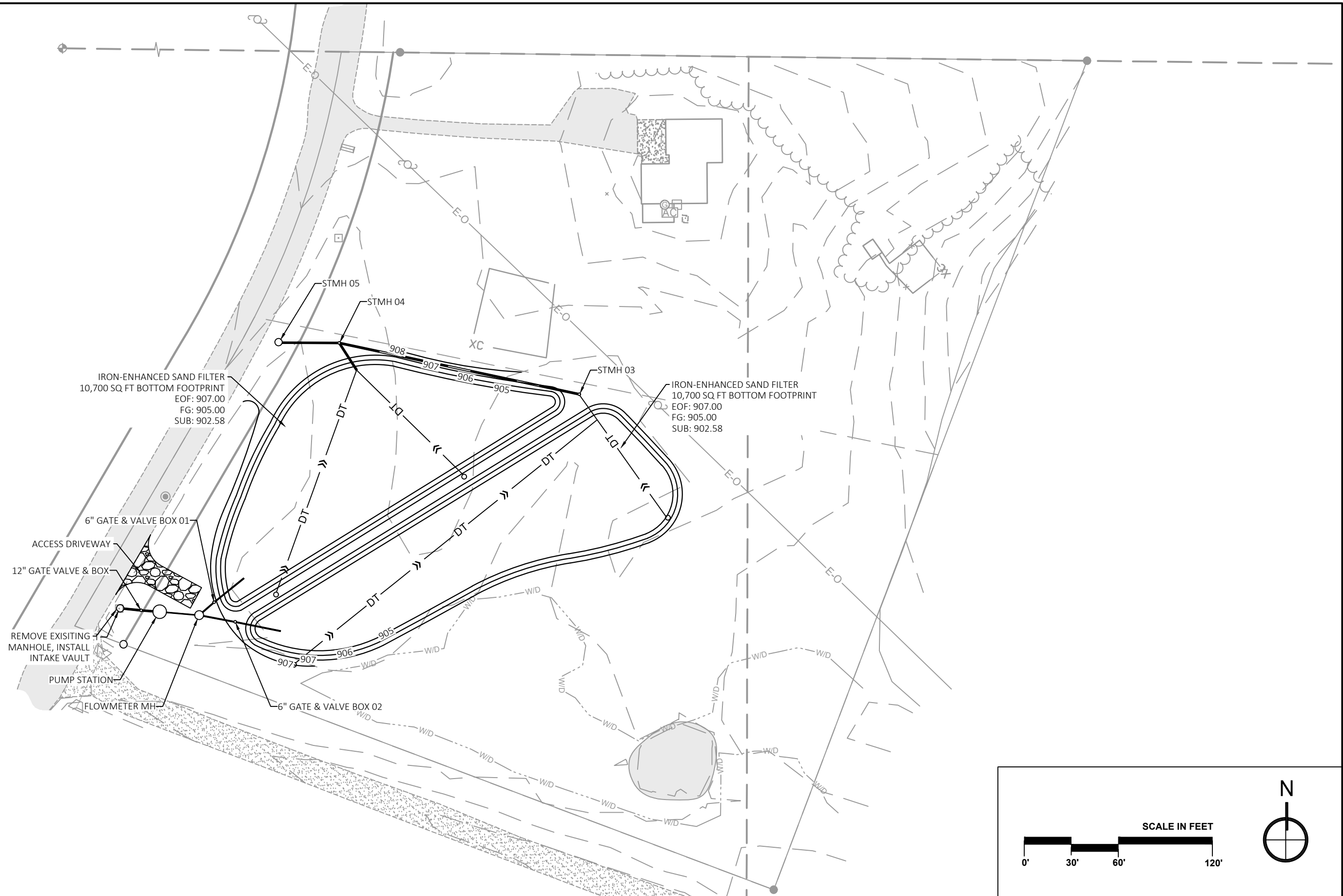
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.


JASON E. RUD
Date: 8/14/2024 License No. 41578

BENCHMARK

MNDOT GEODETIC STATION NO. 102753
STATION NAME: HEATH
ELEVATION = 901.07 (NAVD 88 DATUM)

DRAWN BY: BAB	JOB NO: 240740PP	DATE: 8/14/2024
CHECK BY: JER	FIELD CREW: RW/MR	
1		
2		
3		
NO.	DATE	DESCRIPTION
		BY



DATE	NO.	DESCRIPTION
	1	
	2	
	3	
	4	
	5	
	6	

DESIGNED BY: KDC
DRAWN BY: ERK
CHECKED BY: ---
EOR JOB #376-0232



HEATH AVENUE IESF
CITY OF WYOMING, CHISAGO COUNTY, MN
COMFORT LAKE FOREST LAKE WATERSHED DISTRICT

GRADING & DRAINAGE
CONCEPT PLAN
SHEET 01 OF 01