

**APPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
SEPTEMBER 10, 2024
7:00PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for September 10, 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, City Planner Kim Lindquist, and Council Liaison 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 27, 2024

A MOTION WAS MADE BY COMMISSIONER ORTWERTH, SECONDED BY COMMISSIONER HOLL, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR AUGUST 27, 2024 AS SUBMITTED.

<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:

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

City Planner Lindquist gave an overview of the rezoning request for property located at 24989 Heath Avenue from Agricultural to Rural Residential. She explained that rezoning this parcel would allow the City to approve a future lot split that would comply and also allow the City to bring the property into compliance with the Comprehensive Plan designation. She noted that the outlot did not have any setback information listed in the staff report because the intent was for it to be used by the Comfort Lake Forest Lake Watershed District for stormwater purposes. She explained that there would not be any park dedication fees associated with the outlot because it was not a buildable lot. She reviewed details of the Sketch Plan and noted that the Comfort Lake Forest Lake Watershed District was working on the ponding and details of that will come in a later phase. She stated that staff was recommending that the Commission support the rezoning and the sketch plan.

Blayne Eineichner, Project Coordinator, Comfort Lake Forest Lake Watershed District, stated that he had been working with the property owner and they have indicated that they were willing to subdivide and sell a portion of their property to them for a water quality improvement project. He explained that they were proposing an iron enhanced sand filter at this location which would draw water from the pipeline that runs along Heath Avenue. He noted that the iron filings in the sand would bind to phosphorus found in the water so there would be clean water exiting to filter going downstream. He stated that this should benefit Little Comfort Lake and believes they have estimated that it will remove about 80 pounds of phosphorus per year. He stated that WSB was currently reviewing their initial designs and following any necessary changes to them would like to enter into an agreement with the City regarding the pipeline along Heath Avenue.

Zoning Administrator Weck asked what type of 'agreement' Mr. Eineichner was referring to.

Mr. Eineichner explained that at this point it would be a project agreement that would define the roles of the watershed district as well as the City.

Zoning Administrator Weck confirmed that the City would still own the pipeline.

Mr. Eineichner stated that was correct and the watershed district would own the filter and the pumps

Chair Lobermeier noted that the pipeline was just shown as a culvert on the survey and asked if it would actually be more than that.

Mr. Eineichner stated that he believed that right now it was just a pipe ditch.

Chair Lobermeier asked who would have the long-term maintenance responsibilities for this system.

Mr. Eineichner stated that the watershed district would have ownership and would also maintain the facility on that site.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO OPEN THE PUBLIC HEARING AT 7:15 P.M.

<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>

There were no public comments.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO

CLOSE THE PUBLIC HEARING AT 7:15 P.M.

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

Commissioner Holl stated that this request works within the City's Comprehensive Plan, so he felt it was a good idea.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER ORTWERTH, TO RECOMMEND APPROVE THE REZONING: Z-24-002 AGRICULTURAL (A) TO RURAL RESIDENTIAL (R-1) LOCATED AT 24989 HEATH AVENUE FOR APPLICANT: COMFORT LAKE FOREST LAKE WATERSHED DISTRICT, OWNER: ANDREA VOLLRATH, PROPERTY ID NUMBER: 21.10703.00, AS PRESENTED, AND; RECOMMEND APPROVAL OF SKETCH PLAN: D-24-002, LOCATED AT 24989 HEATH AVENUE, FOR APPLICANT: COMFORT LAKE FOREST LAKE WATERSHED DISTRICT AND OWNER: ANDREA VOLLRATH, FOR PROPERTY ID NUMBER: 21.10703.00 .

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

Jackie Anderson stated that the information shared about the phosphorus reduction did not sound very significant but explained that they were really trying to control the algae bloom which this will help.

NEW BUSINESS: NONE

COMMUNICATIONS:

Chair Lobermeier noted that he and Zoning Administrator Weck would be attending the upcoming City Council Work Session.

UPDATES:

A MOTION WAS MADE BY COMMISSIONER HOLL, SECONDED BY COMMISSIONER IVERSON, TO ADJOURN THE SEPTEMBER 10, 2024 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:16 PM.

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