

**APPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
APRIL 22, 2025
7:00 PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for April 22, 2025, 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, Dan Iverson, and Mark Holl

ABSENT: Chris Ortwerth and Katie West

Also Present: Fred Weck, Zoning Administrator, Kim Lindquist, City Planner, 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 April 8, 2025

A MOTION WAS MADE BY COMMISSIONER HOLL, SECONDED BY COMMISSIONER IVERSON, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR APRIL 8, 2025, AS SUBMITTED.

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

SCHEDULED PUBLIC HEARINGS: NONE

NEW BUSINESS

2. Sketch Plan D-24-001 – Carlos Avery Preserve Estates
Location: East Viking Boulevard, Greenwood Golf Course Site
Applicant: Wyoming MN Property, LLC
Owner: Land Development Company of Wyoming, LLC, Richard Morris
Property ID Number: 21.00302.32

City Planner Lindquist reviewed details of the Carlos Avery Preserve Estates sketch plan and noted that this would be for Lot 2, Block 1, of the Sunrise Riverbank and was one piece of the

potential larger development. She noted that the City had looked at this parcel on several occasions with other proposals. She explained that this sketch plans for a mixed residential subdivision on the piece that was immediately next to Viking Boulevard. She noted that the site was zoned for R-1 and should be rezoned to a mixed-use district, and was also guided for mixed use and wetlands within the Comprehensive Plan. She stated that the Sunrise Riverbank portion to the east will involve some commercial businesses, but they do not have much information about it yet. She stated that the Sketch Plan has 140 units and was a bit different than what had been presented in 2022, and now, in addition to single-family residential, there were also a 6-plex row townhome, six 4-plex row townhomes, and three 12-plex buildings. She noted that this had about the same density as their previous plans, but it was a different configuration with different building styles. She stated that it was clarified at the Joint Park Planning Board meeting earlier today that the 12-plex building would also be owner-occupied and not rental units under a CIC or condominium plat. She explained that the site would have 2 primary access points from Viking Boulevard and to the southeast that would connect to the next property, and noted that, as it was currently laid out, it complied with the 60-foot right-of-way requirements. She pointed out that there was a study being done regarding the Viking Boulevard corridor, which may have some impact on this site, and explained that they expect, at the very least, turn lanes associated with this project. She noted that the site was designated for public utilities, but they were not at the immediate site yet and would be coming from the east through the commercial site, but explained that the City understood what needed to eventually be done and felt it could be accommodated. She stated that a quick review had been done of the proposed stormwater plans, and comments had been made by their water resources people on things they felt needed to be addressed for future submittals. She outlined the recommendation from the Joint Park Planning Board related to park dedication for 2 acres of land within this development, and the remainder being addressed with cash in lieu of land. She stated that staff had noted that the cul-de-sacs do not meet the 60-foot width at the right-of-way and stated that the developer was interested in having a slightly narrowed width there and was planning to show the City things like the driveway locations at the Preliminary Plan level. She explained that it was important to show that there would be plenty of room for snow storage, curb stops, and a more complete and easier access point. She stated that the developer plans to come forward with a PUD process and outline the setbacks as well as the utility easements. She explained that staff had called out a few areas that needed additional review and that additional detail would also be needed for a completed application, which would come forward with the next phases.

Commissioner Holl asked about the rezoning and the upcoming changes to the Comprehensive Plan, and if this had to be done or if it was a timing issue.

Zoning Administrator Weck explained that if they were to rezone it before the changes to the Comprehensive Plan, they would not have to do anything.

Chair Lobermeier clarified for the developer that the City was currently moving through a rezoning process for the community and would be looking at rezoning several parcels in the City, including this one. He explained that, depending on the timing of their application, they may not need to go through the formal process of rezoning this parcel. He noted that an EAW had been done with the original development proposal and stated that his understanding was that it had only applied to that specific development.

City Planner Lindquist stated that, as it currently stood, a new EAW would not be needed.

Chair Lobermeier stated that City Planner Lindquist had referred to the commercial property in her report and asked if the east/west road on the south side of the property aligned with the existing East Viking Lane. He explained that traffic had been a concern in the area, but was interested to see where the intersection lined up with the existing roadways in the area.

Zoning Administrator Weck stated that the tree line shown on the drawing was basically the south line.

Chair Lobermeier stated that it looked like that intersection would kind of line up with the new 270th.

Jason Rud, E.G. Rud and Sons, noted that they had also been involved with the prior application a few years ago and were back before the City working with a new applicant. He explained that this proposal modified some of the proposed housing, but the road alignments were identical to the last plan. He stated that the applicant intended to have the Preliminary Plat application at the May 19, 2025, meeting and asked if they would be able to piggyback on the rezoning actions that were just mentioned.

Zoning Administrator Weck stated that it would end up being a timing issue and explained that the City was looking at rezoning some parcels to match the Comprehensive Plan maps. He stated that if the applicant was looking to do the Preliminary Plat on May 19, 2025, he would suggest that they go ahead and also do the rezoning at the same time.

Chair Lobermeier stated that he felt it was helpful for the applicant to have used much of the same team as the previous iteration because they knew some of the potential issues. He stated that he felt that traffic was going to be a major deal and felt the staff report did a good job talking about utility extensions because he did not believe that had been part of the previous development plan.

Mr. Rud noted that the owner of the adjacent commercial area was also the owner of this parcel and was aware of the need to run utilities and provide an easement to serve this property.

Commissioner Iverson asked if he had any additional information that could be shared about the 12-plex, 6-plex, and 4-plex units.

Mr. Rud referenced the proposed 12-plex and explained that the developer had recently decided to go with another 6-plex following the earlier discussion and stated that they appreciated the input because they were looking to offer a variety of housing options.

Commissioner Iverson stated that out east, such as the Philadelphia area, there are rowhouses that were built in the 1800s, which meant they were brick and were very distinctive looking. He stated that he assumed that when they were talking about rowhouses in this instance, that would not be the same kind of structures as those.

Mr. Rud gave a brief explanation of what the 6-plex buildings would look like and noted that he believed that they would most likely be 2 stories.

OLD BUSINESS:

3. Comprehensive Plan Rezoning Open House – Posters and Organization

Zoning Administrator Weck noted that at the last meeting, Commissioner Iverson had brought up setbacks and uses on the properties and stated that he had attempted to put together some information to make those things clear. He reviewed some of the slide posters he had put together that can answer those types of questions.

Chair Lobermeier asked if the slide information would be available in handout form in addition to the presentation materials.

Zoning Administrator Weck stated that he felt that was a good idea and he would have this information available in handout form as well. He reviewed how he had planned to display the maps for the Open House to get people to move around a bit. He noted that he had also spoken with City Administrator Linwood about their possible technology needs, depending on how big a

crowd came. He gave a brief demonstration on how they would be able to use the mapping tool to look at lot specifics during the Open House.

Chair Lobermeier noted that people could also use this mapping tool at home through the City website.

Zoning Administrator Weck stated that he had received about 6 phone calls from residents with basic questions since the newsletter was sent out.

Mayor Iverson noted that she had received an e-mail from a resident and believed that many of the questions would be around people not really understanding that this rezoning would not change their land use all of a sudden, and things would happen right away.

The Commission discussed some of the questions they expected people may have and how they could be answered.

Chair Lobermeier stated that it may be helpful to have a few copies of the Comprehensive Plan available so they could show people things like information on the different phases for the sanitary sewer. He reminded the Commission that once they hold the Open House on the rezoning, this process would not be done because they would come back at their next meeting and talk about what they had heard from residents. He stated that he felt it would be helpful for staff and the Commission to have name tags, have comment cards available, and also sign-in sheets.

COMMUNICATIONS:

Zoning Administrator Weck explained that he and City Administrator Linwood just found out yesterday that on May 13, 2025, the Chisago Lakes School District was having a special election, which was also the date for the next Planning Commission meeting. He explained that the Commission could not meet during the election and would need to either meet on a different day or at a different time on May 13, 2025.

MOTION BY COMMISSIONER HOLL, SECONDED BY COMMISSIONER IVERSON, TO MOVE THE MAY 13, 2025, PLANNING COMMISSION MEETING TO MAY 15, 2025, AT 7:00 PM.

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

UPDATES:

A MOTION WAS MADE BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER HOLL, TO ADJOURN THE APRIL 22, 2025 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:38 PM.

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