

**APPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
JULY 13, 2021
7:00PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for July 13, 2021 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, Kevin Teel, Bryan Murdock, and Roger Carr

ABSENT: Katie West

Also Present: Fred Weck Zoning Administrator and City Administrator Robb Linwood

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 June 22, 2021**

Commissioner Murdock noted a change on page 4, to clarify his comments, “...with the presence of potential septic systems and wells, increasing setbacks are necessary so they can fit in more reasonably.”

Chair Lobermeier noted some minor changes on pages 2 and 4 to clarify the language.

A MOTION WAS MADE BY COMMISSIONER TEEL, SECONDED BY COMMISSIONER CARR, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR JUNE 22, 2021, AS AMENDED.

Voting Aye: Murdock, Teel, Carr, and Lobermeier

Voting Nay: None

Abstain: None

Absent: West

SCHEDULED PUBLIC HEARINGS: NONE

NEW BUSINESS

- 2. Site Plan Review: SP-21-003 – Professional Exteriors Parking Lot Expansion**
Location: 5376 260th Street
Applicant: Gary Robideau

Owner: Brad Hildreth
Property ID Numbers: 21.00589.26 and 21.00589.25

Zoning Administrator Weck explained the request for a Site Plan Review for a parking lot expansion at 5376 260th Street and noted that Mr. Robideau will be trading some property with the property to the south in order to get everything to fit. He highlighted the proposed revised property line and noted that the drainage plans are almost approved and will delineate wetlands. Staff is recommending approval with the conditions as noted in the staff report.

Chair Lobermeier asked how they met the rate control previously because the building has been there for a while and there is a pond on the property. He asked who owned the pond or if the City had an easement over this.

Zoning Administrator Weck explained that the landowner owns the pond and the City does not have an easement over it. He stated that it is one of the newer developments, but not new enough that the City required any storm water drainage.

Chair Lobermeier stated that the challenge he sees with this property as well as others in the City is that there appears to already be a stormwater solution, in particular, for rate control because there is a pond on his property. He asked if there had been any discussion between the applicant and the City Engineer asking for them to show the City the run-off from the property that goes to the pond without making him put in a separate treatment device.

Zoning Administrator Weck explained that he had not taken part in any of those conversations, so he was not sure.

Chair Lobermeier asked if the City could do better with these kinds of reviews so that applicants only really need to do what they need to do and nothing extra.

MOTION BY COMMISSIONER MURDOCK, SECONDED BY COMMISSIONER TEEL, TO RECOMMEND APPROVAL OF THE SITE PLAN REVIEW – SP-21-003 – PROFESSIONAL EXTERIORS PARKING LOT EXPANSION AT 5376 260TH STREET, PROPERTY ID NUMBERS 21.00589.26 AND 21-00589.25 SUBJECT TO THE CONDITIONS IN THE STAFF REPORT.

Voting Aye: Murdock, Ericson, Carr, and Lobermeier
Voting Nay: None
Abstain: None
Absent: West

3. Sketch Plan: D-21-007 Aadland Acres 3rd Plat
Location: Southwest corner of Pioneer Road and Iris Avenue
Applicant: Perry, Paul, and Peter Aadland
Property ID Number: 21.10482.00

Mr. Aadland explained that his parents had a minor subdivision in this area where they had sectioned off 3 lots. Two of those lots were sold about 20 years ago and the third one was just mowed and maintained and now they would like to plat this property.

Commissioner Murdock asked if the plan was for residential use because the applicant simply stated that the proposed use of the property was 'building site'.

Mr. Aadland stated that he meant that it would be a residential building site.

Commissioner Murdock asked about the comment in the staff report about the statement under drainage that stormwater management is not triggered if the parcel was further subdivided into 3 or more lots.

Zoning Administrator Weck stated that is referring to the parcel to the north.

Chair Lobermeier asked if it was possible for Lot 1, Block 2 to be further subdivided into two lots.

Mr. Aadland stated that he thinks it will look better as just one lot.

4. Final Plat: D-21-008 Heims Lake Villas North
Location: 257th Street
Applicant: J. Johnson Development LLC (Jaren Johnson)
Property ID Numbers: 21.11122.00 and 21.11123.00

Zoning Administrator Weck stated that staff is recommending approval subject to the 9 conditions included in the staff report.

Chair Lobermeier asked if there was something on the woodlands that needed to be included in the conditions.

Zoning Administrator Weck stated that they did get the woodland preservation plan. There are 103 trees now and they will lose 10 of them and will have to replace a few of them, but noted that it did not need to be specifically included in the conditions.

Commissioner Teel asked if there would be a proposed walkway included.

Zoning Administrator Weck explained that there is a sidewalk and then a path going down to the lake.

Commissioner Teel noted that the Commission had previously talked about a crosswalk to get to the hospital and asked if that had been included.

Zoning Administrator Weck stated that he is not sure if that was included in the plans or not.

Chair Lobermeier asked if the 55+ was actually stated in any of their paperwork.

Zoning Administrator Weck stated that it is listed as part of their protective covenants.

MOTION BY COMMISSIONER TEEL, SECONDED BY COMMISSIONER CARR, TO RECOMMEND APPROVAL OF THE FINAL PLAT -D-21-008 HEIMS LAKE VILLAS NORTH ON 257TH STREET, FOR PROPERTY ID NUMBERS 21-11122.00 AND 21.11123.00, SUBJECT TO THE CONDITIONS LISTED IN THE STAFF REPORT WITH THE ADDITION OF A CONDITION OF A CROSSWALK AT FAIRVIEW AVENUE.

Voting Aye: Murdock, Ericson, Carr, and Lobermeier

Voting Nay: None

Abstain: None

Absent: West

5. Final Plat: D-21-009 Summer Fields 2nd Addition
Location: Kettle River Boulevard and 258th Street
Applicant: Summer Fields, LLC (Jesse Moxness)
Property ID Numbers: 21.1052.61

Jesse Moxness explained that this is just another extension of the overall Summer Fields plat that they have put together. He stated that this is the 'villa' portion of the project and noted that they have had a lot of success with this type of product in other areas that they are developing. This section will have a total of 37 lots, but this phase is just composed of 15 lots. He stated that they will bring the dirt from this side of the property to the other side where it is low for the first 19 homes that are currently going in. He stated that these lots will be, on average, 50 feet wide.

Zoning Administrator Weck stated that staff is recommending approval and reviewed the 13 conditions included in the staff report.

Commissioner Murdock asked about the Water Appropriation Permit from the Department of Health.

Zoning Administrator Weck explained that the Water Appropriation permit would be for the well water/drinking water.

Commissioner Teel asked if they had discussed sidewalks in this parcel.

Zoning Administrator Weck explained that there is not enough width to get sidewalks but noted that there are sidewalks on the other side of the street.

Ms. Moxness noted that because of this they will be paying a trail fee to the City.

Chair Lobermeier asked about the speed limit on Kettle River Boulevard.

Zoning Administrator Weck stated that it goes to 55 mph right at 258th Street.

MOTION BY COMMISSIONER CARR, SECONDED BY COMMISSIONER MURDOCK, TO RECOMMEND APPROVAL OF THE FINAL PLAT D-21-009 FOR SUMMER FIELDS 2ND ADDITION LOCATED AT KETTLE RIVER BOULEVARD AND 258TH STREET, PROPERTY ID NUMBER 21.1052.61, SUBJECT TO THE 13 CONDITIONS NOTED IN THE STAFF REPORT.

<i>Voting Aye:</i>	<i>Murdock, Teel, Carr, and Lobermeier</i>
<i>Voting Nay:</i>	<i>None</i>
<i>Abstain:</i>	<i>None</i>
<i>Absent:</i>	<i>West</i>

OLD BUSINESS:

6. Comprehensive Plan Update – Review 2nd Draft

Chair Lobermeier explained that his understanding is that the City will hand WSB the text and they will wipe out all the formatting and re-format it correctly as well as insert all the necessary graphics.

Commissioner Murdock stated that he would like to keep the document in Word, if possible, so it is not limiting the ability of the City to use it in the future without needing to have some other specific software tool in order to make edits. He clarified that he would like the City to be able to edit the document and not need to rely on having the correct presentation software.

The Commission reviewed the draft Comprehensive Plan.

Page 1 – Commissioner Murdock noted that the headings are capitalized in some areas and not capitalized in others and thinks it should be capitalized. He noted that WSB should have an editorial person who looks for those kinds of details, but that was one he noticed.

Page 3 – Commissioner Murdock, under resident survey, remove the capital M from 'Most'.

Commissioner Teel suggested adding a comma at the top of the page after the word 'but'.

Page 5 – Commissioner Murdock, last paragraph, last line, the picture is copyrighted. If this picture is something the City really wants to use, he thinks the City can contact the Minnesota Digital Catalogue Collection and ask for permission. He also noted that the numbers should have commas and residents should follow the numbers each time, for example, '1,074 residents in 1960 to 7,839 residents in 2018.'

Page 6,7 – Chair Lobermeier noted that this had the original picture he had put in, but he had a citation that City Administrator Linwood had a source or had access to the photo. He stated that Commissioner Murdock had suggested that the second figure either be an alternative or an addition. Commissioner Murdock explained that if the second one is used, he thinks it needs to go in a landscape version. City Administrator Linwood stated that he thinks that picture is from the Chisago County Historical Society. Commissioner Murdock stated that the second figure was interesting to see because of the old names, but he thinks it is a little hard to figure out. He stated that he does not see a problem including both figures.

Page 9 – Commissioner Carr, second paragraph, pointed out a rough sentence near the word predominant. Commissioner Murdock noted that two lines above this there were two periods between 'feel' and 'commercial'. He stated that he also feels that anytime they are presenting numbers versus dates, that they should be separated with commas. Commissioner Teel asked if they could take 'Stacy' out when referring to the study conducted by the County at the bottom of the page.

Page 10 – Chair Lobermeier explained that he had attempted to clean up the graphic a bit. City Administrator Linwood stated that he had spoken with Nancy Hoffman for clarification and they are in the process of doing a labor study, so there may be more updated numbers. Commissioner Carr stated that the last paragraph doesn't flow. Chair Lobermeier stated that he thinks it is trying to say that the City has basic services in the City, but everything else of size is located within 5 miles and that the City does not have hotels or large big box type stores. Commissioner Murdock suggested, 'The City and its residents are interested' and then tie back to the initial survey with 'larger grocery, larger retail offerings, and chain restaurants.' He stated that it says that the City is pursuing those types of developments and explained that he did not think the City needed to say what the City does not have and list what the neighboring town does have. Following discussion, the Commission decided to leave this section blank and not give any details.

Page 13 – Commissioner Murdock noted that in the numbers section he would suggest consistently using commas with numbers. Zoning Administrator Weck stated that numbers that Maxfield predicted seem to be off because it equates to 470 units a year, which seems wrong, unless that is a County-wide total. Chair Lobermeier stated that he will look into that and check more closely on those numbers.

Page 15 – Commissioner Murdock noted the heading inconsistency with capitalization again. Under Vision and Objections, second line, should be 'public-private partnerships'. Chair Lobermeier asked if the Commission was comfortable with the Vision Statement. He stated that in his notes from past discussions, it indicated that the Commission planned to come back to work on it. Commissioner Teel suggested removing the word 'suburban'. Commissioner Murdock suggested that the colon be removed.

Page 16 – Chair Lobermeier noted that the frame needs to be removed. Commissioner Teel stated that he doesn't think the phrase, 'become an inviting community'. He stated that by using the word, 'become' it implies that we aren't an inviting community yet. Chair Lobermeier stated that then they may want to go back to Page 15 because it refers to a 'thriving and inviting' community and suggested that they remove 'inviting'. Commissioner Teel stated that he felt that

phrase was okay it was just the use of the word, 'become' that gave him problems because it says that the City is not inviting now. Chair Lobermeier suggested that in the graphic they replace 'become' with 'a thriving and inviting community'. Commissioner Carr stated that he likes that because it goes right along with the Vision Statement. City Administrator Linwood noted that the Council now has draft Vision and Mission Statements as well as goals so those could be shared with the Commission to look at this as it pertains to their goals.

Page 17 – Commissioner Murdock stated that there are different justifications in the paragraphs.

Page 18, 19 – Commissioner Carr noted that under Environmental Resources, the wording around acquiring access is unclear and later in that section there is an extra 'sure'. Commissioner Teel noted that on the last paragraph under Economic Development, it says, 'attract well paying jobs', and asked if that statement tells the employers in the City that they are not paying their employees enough. Commissioner Carr suggested changing the wording to, 'attract more well paying jobs'. Commissioner Teel noted that there is a statement that says this 'looks out to a horizon of 10 years' when earlier, on page 3 it stated that it 'looks out to a horizon of 20 years'.

Page 20 – Commissioner Murdock stated that under Land Use, 'guide a transition from agricultural land large lot housing to great densities'. He stated that everyone loves the rural feel and suggests, 'pursue a broader mix of residential housing options which will include more high density developments'.

Page 21 – Chair Lobermeier noted that his notes indicated that Zoning Administrator Weck would put together a table that compared land use designations and zoning. Commissioner Murdock stated that this may not need a table and could just have a summary sentence with an example. He suggested some other wording changes. Commissioner Carr noted that you want to be somewhat vague in the Comprehensive Plan about 'getting something' because the City could be held legally liable for.

Chair Lobermeier suggested that Page 22 was a good stopping point for tonight's discussion.

Zoning Administrator Weck stated that the entire July 27, 2021 Planning Commission meeting can be dedicated to review of the Comprehensive Plan.

Commissioner Murdock stated that he thinks the Comprehensive Plan could still use some flair, such as photos from the City. He stated that he thinks the Commission should bring their ideas of some good photos that could be used and suggested that one of them be pictures of the park, with the park name and the actual park in the background or pictures of the lakes.

COMMUNICATIONS:

Commissioner Teel asked why the City is continuing to allow developments to come in and bypass having walkways and sidewalks. He stated that the Comprehensive Plan states that the City wants greater connectivity for pedestrians, yet just tonight there was a development that did not have them.

Chair Lobermeier stated that is a great question and it will come up again when they go through the transportation piece of the Comprehensive Plan.

Commissioner Murdock stated that he thinks the implementation of it is a challenge for this particular development, because it is a short road with small lots. He noted that there may be the next one that is slightly larger and asked how the Commission decides which ones get them and which ones do not.

Chair Lobermeier stated that they are listed as, and will remain, private roads. He suggested looking ahead to the transportation table because that will be another place to bring it up and try to figure it out.

UPDATES:

City Administrator Linwood stated that this is mostly likely a 2022 item, but the Council has really been talking about the walkability and connectivity as a goal, so they will be looking at a proposal from WSB at a future budget work session, to put together a master park and trail plan in order to get a wholistic view of what they are trying to accomplish. He stated that there was a Special EDA meeting held tonight and there will be another one on August 2, 2021 along with a public hearing for a potential purchase of the Bingham property.

A MOTION WAS MADE BY COMMISSIONER MURDOCK, SECONDED BY COMMISSIONER TEEL, TO ADJOURN THE JULY 13, 2021 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 8:30 PM.

<i>Voting Aye:</i>	<i>Murdock, Teel, Carr, and Lobermeier</i>
<i>Voting Nay:</i>	<i>None</i>
<i>Abstain:</i>	<i>None</i>
<i>Absent:</i>	<i>West</i>