AGENDA
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
OCTOBER 12, 2021
7:00 PM

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. 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 September 28, 2021.**

SCHEDULED PUBLIC HEARINGS:

2. **None.**

NEW BUSINESS:

3. **None.**

OLD BUSINESS:

4. **Comprehensive Plan Update - Central Business District**

COMMUNICATIONS:

5. **None.**

UPDATES:

ADJOURN

UPCOMING:

6. October 26, 2021
Aadland Acres 3rd Plat; Preliminary and Final Plats
Hallberg - Bingham Property Site Plan Review
Comfort Lake Forest Lake Watershed District Presentation

UNAPPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
SEPTEMBER 28, 2021
7:00PM

CALL TO ORDER:
Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for September 28, 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, Bryan Murdock, Katie West, and Roger Carr

ABSENT: Commissioner Kevin Teel

Also Present: Fred Weck Zoning Administrator, City Engineer Erichson, 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 August 24, 2021**

   A MOTION WAS MADE BY COMMISSIONER MURDOCK, SECONDED BY COMMISSIONER CARR, TO APPROVE THE MINUTES OF THE "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR AUGUST 24, 2021 AS SUBMITTED.

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

2. **Consider approving the minutes of the "Regular Meeting" of the Wyoming, Minnesota Planning Commission for September 14, 2021**

   A MOTION WAS MADE BY COMMISSIONER MURDOCK, SECONDED BY COMMISSIONER WEST, TO APPROVE THE MINUTES OF THE "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR SEPTEMBER 14, 2021 AS SUBMITTED.

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

SCHEDULED PUBLIC HEARINGS:

3. Preliminary Plat: D-21-010 "Re-Plat of Diamond Ridge"
Location: 261st Street and Emerald Avenue
Applicant: Beckman Custom Homes, LLC – Charles Beckman
Property ID Numbers: 21.00040.01-21.00040.06

City Administrator Linwood gave an overview of the different iterations of this project. He noted that updated plans had been received over the weekend.

City Engineer Erichson explained that the staff report was based on the previous review of plans which had a lack of detail that would allow staff to feel comfortable moving forward with a recommendation for approval. He stated that because of this, their recommendation was to table this application, but explained that over the weekend, the City received plans over the weekend. He stated that they had a brief opportunity to review them and gave a brief overview of the updated plans that appear to have more detailed information surrounding sewer, water, restoration, and repair of the recently constructed roadway.

Commissioner Murdock asked if the plan was simply for blacktop and then grass on the cul-de-sac.

City Engineer Erichson clarified that there would be a gravel shoulder between the blacktop and the grass.

Commissioner Murdock asked if the City would then take over the maintenance of the roadway.

City Engineer Erichson confirmed that the City would take over the maintenance of the roadway. He stated that many of the cities roadways are rural and not urban, but noted that it is a bit unconventional to have the entirely of the development adjacent to it as urban and then three lots at the end be rural.

Commissioner Murdock asked about the possibility of a surmountable curb.

City Engineer Erichson stated that a surmountable curb is a bit easier to plow over.

Chair Lobermeier asked if the applicant was open to other options than just the rural roadway. He explained that the City tries to maintain a certain standard that it is consistent for its entire section.

The applicant stated that if they could find something that would work they would be open to other ideas, but noted that the water has to go somewhere.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER CARR, TO OPEN THE PUBLIC HEARING AT 7:15 PM.

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

Holly Lance, 4805 261st Street, stated that they just paid a whole lot of money for new roads and curb and gutter which means the neighborhood is urban. She stated that she would like it to stay the same. She stated that the landscape dips quite a bit and asked if there was going to be erosion issues or whether the developer would need to haul in a lot of dirt. She asked if the project would meet all the environmental laws.

City Engineer Erichson stated that the project would meet all the environmental laws.

Ms. Lance stated that some of her concerns are that she paid extra for the lot because she was told it was woods, next to a wetland and Carlos Avery, and would never be built. She explained that she paid extra for the corner lot for that privacy and the nature. She stated that she is also concerned about construction traffic and stated that she hopes this project is not approved. She asked if they were planning to deforest all the old oak trees.

Chair Lobermeier stated that it will not be clear cut but the City has not seen all the details that show how many trees will be removed but noted that they are allowed to remove trees in order to put the house and driveway in.

Ms. Lance asked if there would be plans to replant trees to make up for the ones removed.

Zoning Administrator Weck stated he thinks even if they clear some trees they will still have the appropriate number of trees on the lot that will be needed.

Ms. Lance stated that she also has concerns about losing her natural privacy fence with the tree line and the bushes. She stated that their neighborhood also has larger lots so the homes are very nicely spaced out and this plan just tries to cram three lots into one small area which takes away from the aesthetics of the neighborhood. She asked about the setback requirements.

Zoning Administrator Weck explained that there is a minimum setback of 10 feet from the side property lines for the main house and for detached buildings it would be 5 feet from the side property line. He noted that it appears as though the plans are 5 feet off of Ms. Lance's property.

Ms. Lance reiterated that the reason they bought this property in the City was for the privacy, nature, and wildlife and would like to see that remain. She stated that there are 70 townhomes coming just south of their neighborhood and 30 other ones coming nearby. She stated that Kettle River Boulevard is very busy and if this moves forward, she would prefer to have a through street because you cannot walk or ride your bicycle safely rather than a cul-de-sac.

City Administrator Linwood noted that the average lot size in the area is about 23,000-24,000 square feet and two of these lots are 42,000 square feet and the other is 23,000 square feet.

Ms. Lance stated that even though the smaller lot is similar in size to her lot, it seems smaller because of its configuration. She noted that there is currently some pooling of water in front of her house when it rains, so drainage would be another concern for her.

City Engineer Erichson noted that the drainage should be going away from her home and to the west.

Kelsey London, 4800 261st, stated that the lot next to their house cuts up basically to their driveway so there is an odd pie shape that comes off their driveway. There is a massive tree in the front yard that crosses onto both lots and asked if that tree would be taken down.

Chair Lobermeier stated that at this point, they do not know.

The applicant stated that he did not see a reason that the tree would have to come down.

Kasey Lance, 4805 261st, stated that based on the plans, his biggest concerns would be the site lines from the back of their home. He stated that the house to their west just being 10 feet off their property line means they will be staring directly at the front of their neighbor's home where they have big windows.

Ms. Lance stated that she would like the City to double check the location of their actual property line.

City Engineer Erichson explained that confirming property lines is something that will be done by the developer.

MOTION BY COMMISSIONER MURDOCK, SECONDED BY COMMISSIONER CARR, TO CLOSE THE PUBLIC HEARING.

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

Commissioner Murdock stated that if he were the Lance's, he would be pretty disappointed about the location of the home adjacent to them. He asked why this was the proposed lot configuration and asked if there would be an alternative for moving lot lines to create a bit more separation.

City Engineer Erichson stated that he thinks the lot configuration came about because of the need to avoid wetland impacts as well as other setbacks. He reviewed the wetland impact survey information.

Commissioner Murdock explained that one of things that had been discussed at prior meetings was how important this access was to all of the new residents for kids and bicycles because Kettle River Boulevard is so busy.

Mr. Beckmann explained some of the difficulty they had with bringing everything up to date, particularly the cost of the curb and gutter.

Commissioner Murdock stated the design, as proposed, is disappointing to him, and does not want kids going up the busy Kettle River Boulevard that has no shoulder. He stated that he would like to see some creative solution and figure out a way not to lose that access. He stated that he thinks the plan, as proposed, is configured poorly.

MOTION BY COMMISSIONER MURDOCK, SECONDED BY COMMISSIONER WEST, TO TABLE PRELIMINARY PLAT REVIEW FOR D-21-010 "RE-PLAT OF DIAMOND RIDGE LOCATED AT 261STREET AND EMERALD AVENUE, PROPERTY ID NUMBERS: 21.00040.01-21.00040.06.

Chair Lobermeier noted that he would support this motion and noted that there had been a lot of discussion about reconfiguring the lot and asked if there may be some other solution. He stated that he understands the economic impact for the developer, but also the concern from residents about how this will fit in and work with their neighborhood which he feels is important.

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

Chair Lobermeier asked staff to assist Mr. Beckmann with giving some direction on what the Commission is looking for prior to the next meeting.

Mr. Beckmann stated that, from his perspective, he feels like he is throwing darts at this project in trying to determine what the City will and will not find acceptable. He stated that he is not clear on what flexibility there may be for something like variances. He stated that he would like some

direction and specific guidance about what is acceptable. He stated that for example, the cul-de-sac was truly the only thing that he found could work from a financial standpoint.

Chair Lobermeier stated that he would like to know how many lots it would take to make putting the road through viable.

Commissioner Murdock asked if this moved forward with just blacktop and no curbs if there would be a way to save money on the road. He asked if it could be designed differently or if it had to have curb. He stated that he thinks the City can be more creative with trying to figure it out because he thinks it is very important to have access for the neighborhoods in the area.

Ms. Lance stated that her first priority is no building, but if they absolutely have to build on this parcel, there are a lot of bikers, walkers, and children in the neighborhood. She shared the difficulty of Kettle River Boulevard backing up and explained that she would rather see a through road so everyone can go all the way to the park and ride their bikes somewhere besides Kettle River Boulevard.

Commissioner Carr stated that is huge because the new neighborhood is going in to the south. He stated that the idea is that they will use the nearby park and right now the only way that new community will be able to get there is going via Kettle River Boulevard.

Commissioner West stated that it is important to be mindful of the Comprehensive Plan and how things are zoned. She stated that the City is sort of bound by what those things say and this is zoned R-3. She would like to see a through road and a way to find a solution that works for everybody.

Zoning Administrator Weck reminded the Commission that this item has officially been tabled, so the discussion should not continue tonight.

Ms. Lance expressed her appreciation to the Commission for listening to her concerns and answering their questions.

NEW BUSINESS: NONE

OLD BUSINESS:

4. Comprehensive Plan Update - Maps

Chair Lobermeier stated that the challenge is to decide what they want to show on the Land Use Plan. He stated that currently it looks a lot like a zoning map, but typically a Land Use plan does not have to follow land lines or anything else. He stated that there is a considerable area of the City that is either wet or restricted, such as wetland, water, or Carlos Avery. He stated that he believes that is the largest land use at about 41%. He stated that he would also like to define the Central Business District. He stated that he feels they also need to take a look at the Highway Commercial Zone and where else there will be Industrial areas. He stated that there are a few Mixed Use areas that the City may want to expand and undeveloped Agricultural areas. He noted that he was surprised to see that quite a bit of what is zoned Agricultural has already been developed with residential uses. He stated that there should be a discussion about how the remaining Residential is defined with things like extension of sewer and water or density. He asked if this can be a simpler map and not have all 15 of the Land Use categories.

Commissioner Murdock asked if an option may be to divide things into 4 quadrants so more detail can be shown without being overwhelming and noted that would mean 4 maps rather than just 1. He stated that he does like the idea of simplifying and suggested maybe having a focused work session to look at the different areas.

Chair Lobermeier agreed that may be a good discussion for a work session.

Commissioner Murdock asked Zoning Administrator Weck and Chair Lobermeier to create a list of priorities so the Commission knows which area they will focus on at the work session.

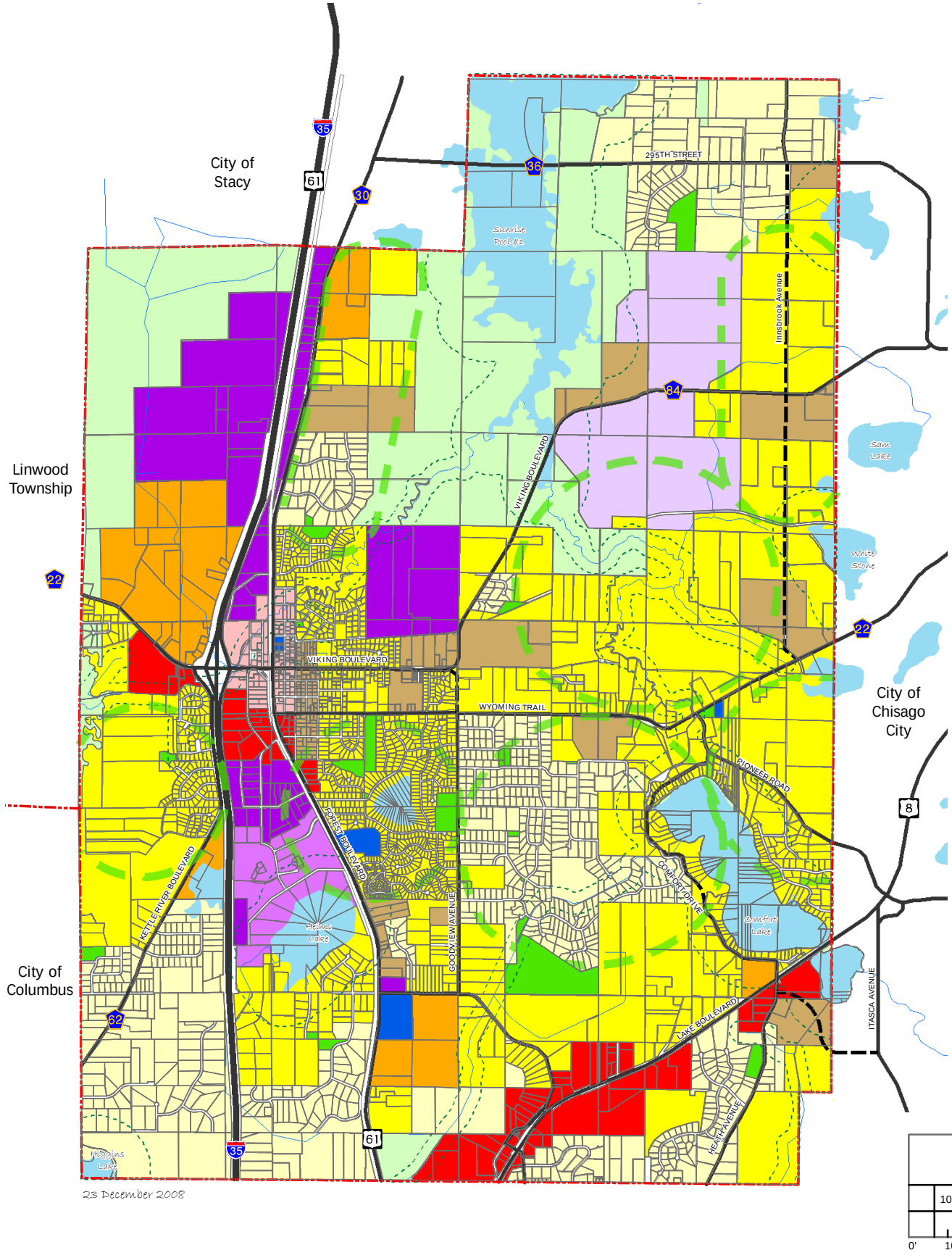
COMMUNICATIONS: None

UPDATES: None

ADJOURN:

A MOTION WAS MADE BY COMMISSIONER MURDOCK, SECONDED BY COMMISSIONER CARR, TO ADJOURN THE SEPTEMBER 28, 2021 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 8:15 PM.

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

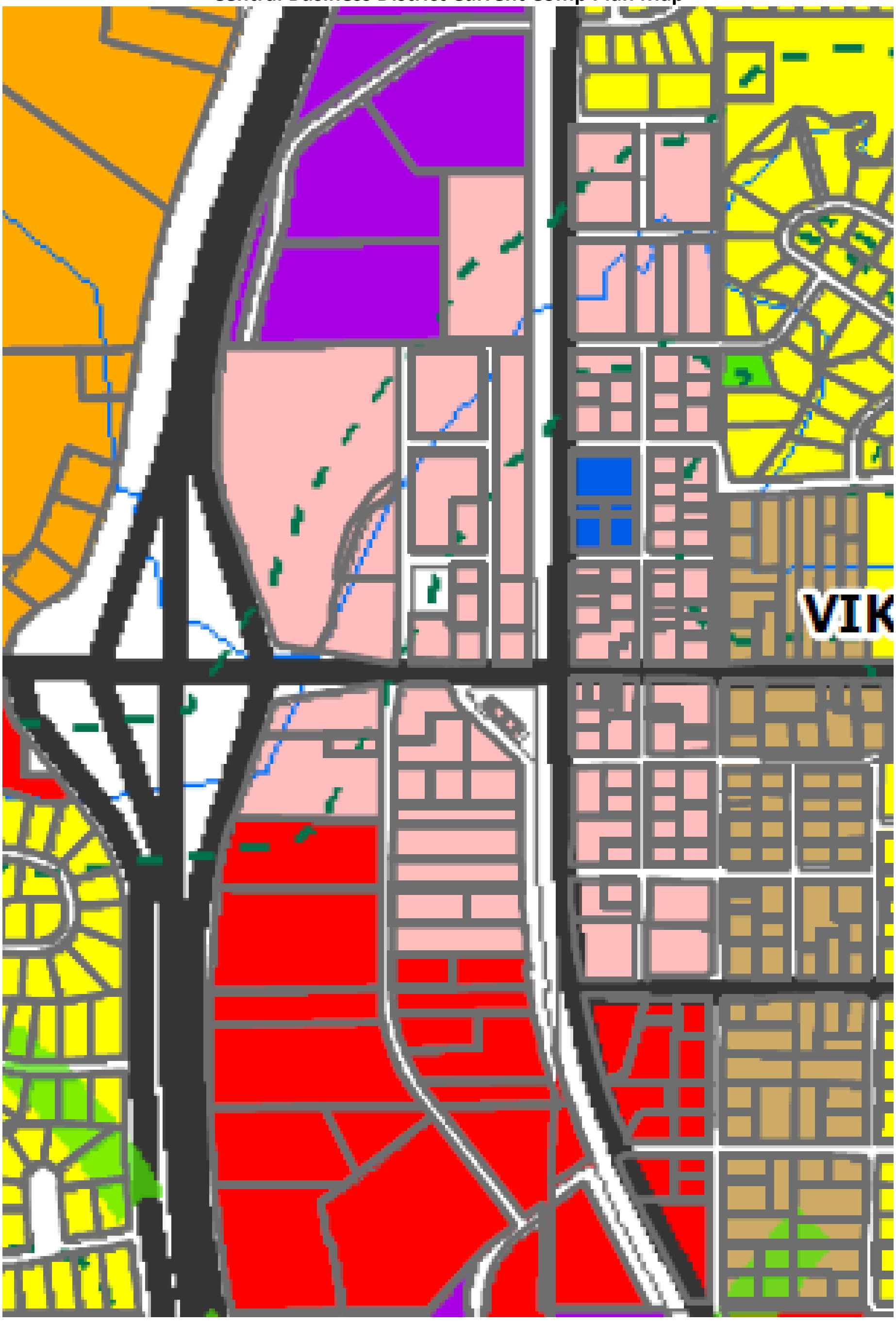


City of Wyoming Comprehensive Plan

Figure LU-1 Land Use Plan

- Semi-Rural Housing
- Lower-Density Suburban Neighborhoods
- Medium-and Higher-Density Suburban Neighborhoods
- City Center
- Commercial
- Mixed Use
- Rural Research Development
- Office and Health Care Business
- Light Industry & General Business
- Public & Semi Public
- Parks
- Conservation and Open Space
- Future Roads
- Park Service Area
- Shoreland Management Overlay

Central Business District Current Comp Plan Map

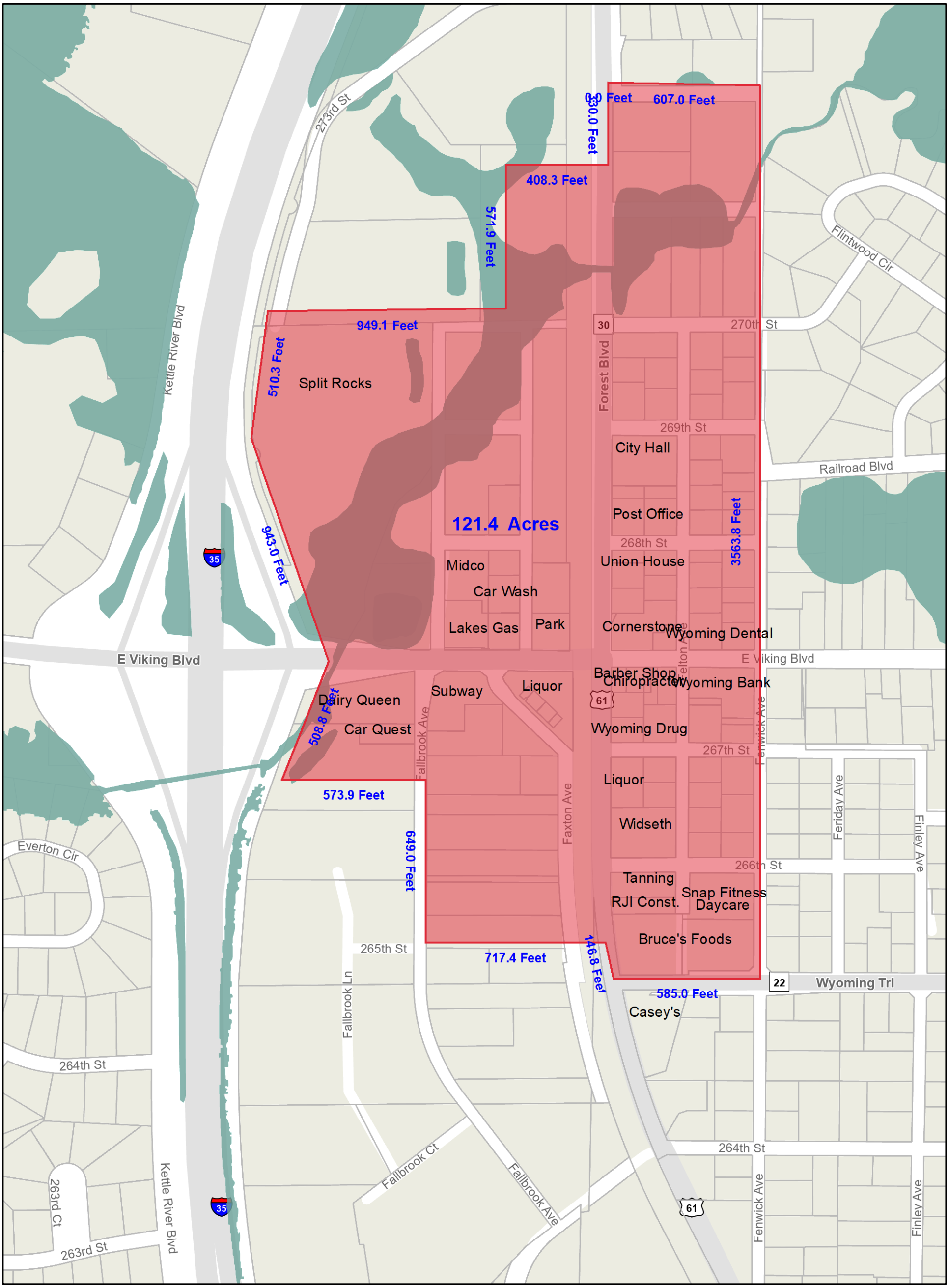


City of Wyoming Comprehensive Plan

Figure S-1
Land Use Plan

- Semi-Rural Housing
- Lower-Density Suburban Neighborhoods
- Medium-and Higher-Density Suburban Neighborhoods
- City Center
- Commercial
- Mixed Use
- Rural Research Development
- Office and Health Care Business
- Light Industry & General Business
- Public & Semi Public
- Parks
- Conservation and Open Space
- Future Roads
- Park Service Area
- Approximate Wetland Locations
- Shoreland Management Overlay

Central Business District Parcel Map



1 in = 376 ft

NWI Wetlands

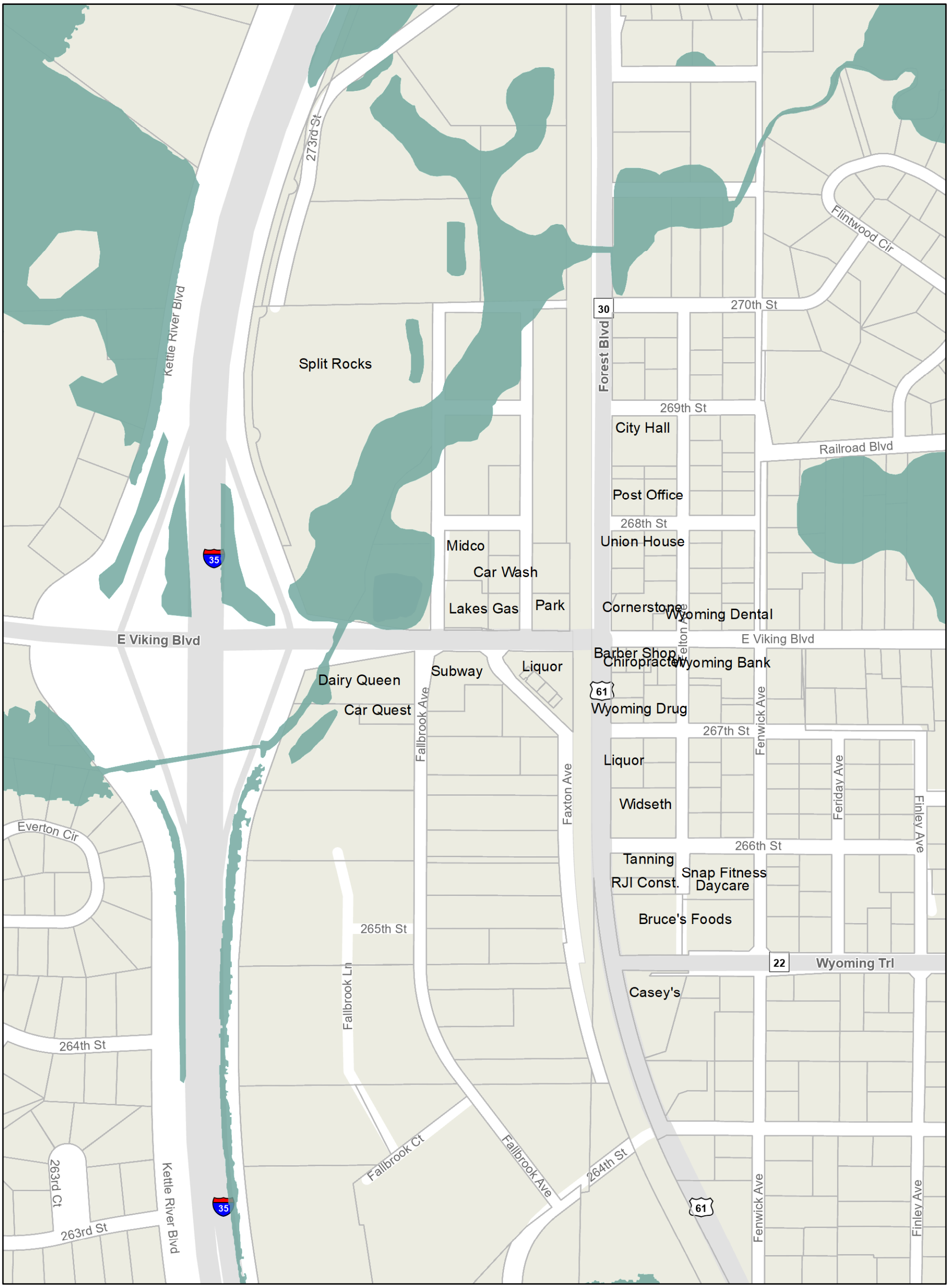
Parcels

N

October 8, 2021

Map Powered By DataLink

Central Business District Parcel Map



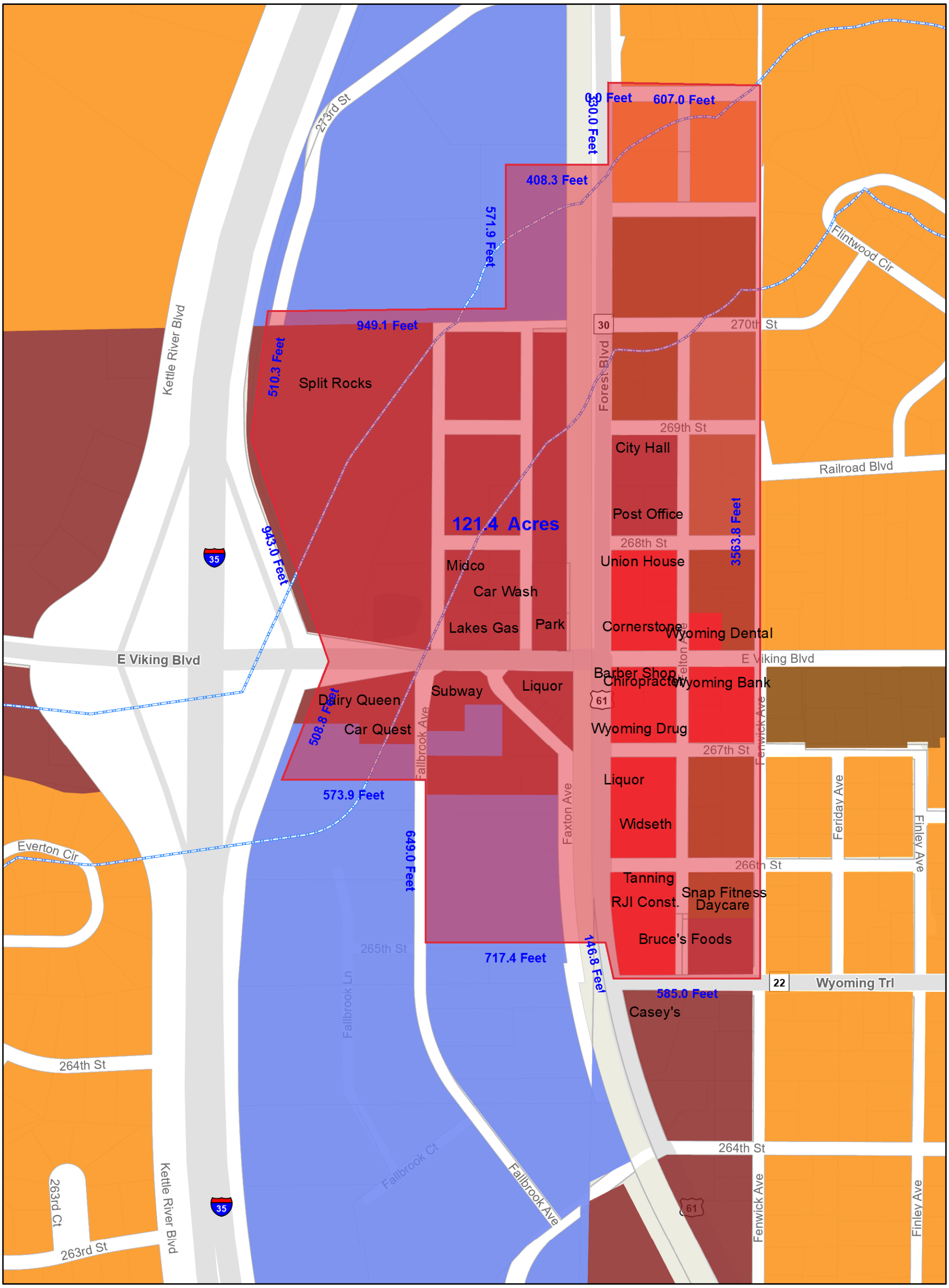
1 in = 376 ft

N

October 8, 2021

Map Powered By DataLink

Central Business District Zoning Map



1 in = 376 ft

Carlos Avery Wildlife Perimeter
Highway 8 Overlay District
Shoreland Management Overlay
Required Wetland Buffers
Significant Wetlands
Closed Landfill Restricted (CLR)

Zoning Designation

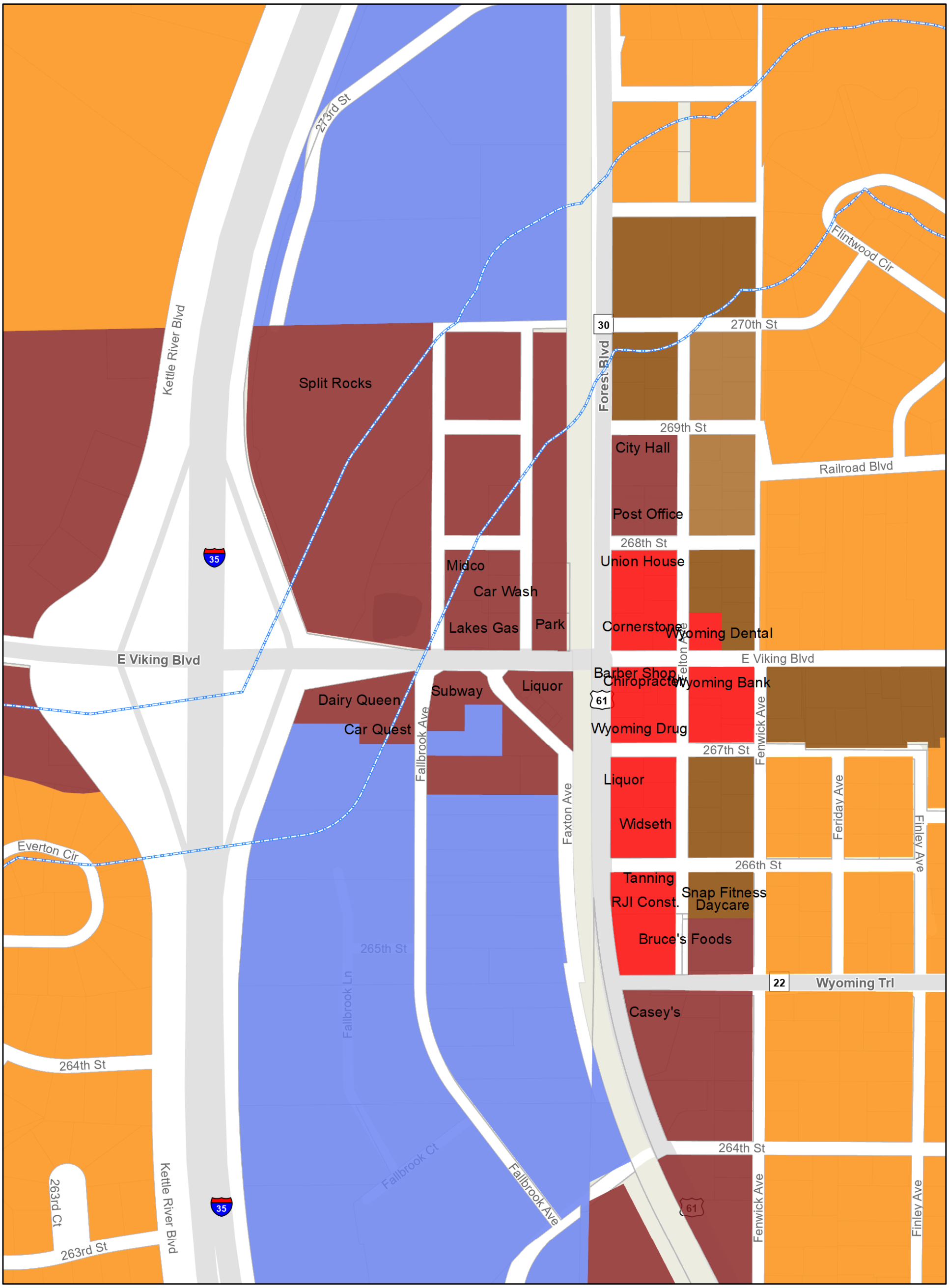
A - Agriculture
R1 - Rural Residential I
R2 - Rural Residential II
R3 - Single Family Residential
R4 - 1 and 2 Family Residential
R5 - Manufactured Homes
R6 - Limited Multiple Dwelling
C - Commercial
CB - Central Business
OHC - Office and Health Care
I - Industrial
MXD - Mixed Use District
Parcels

N

October 8, 2021

Map Powered By DataLink

Central Business District Zoning Map



1 in = 376 ft

- Carlos Avery Wildlife Perimeter
- Highway 8 Overlay District
- Shoreland Management Overlay
- Required Wetland Buffers
- Significant Wetlands
- Closed Landfill Restricted (CLR)

Zoning Designation

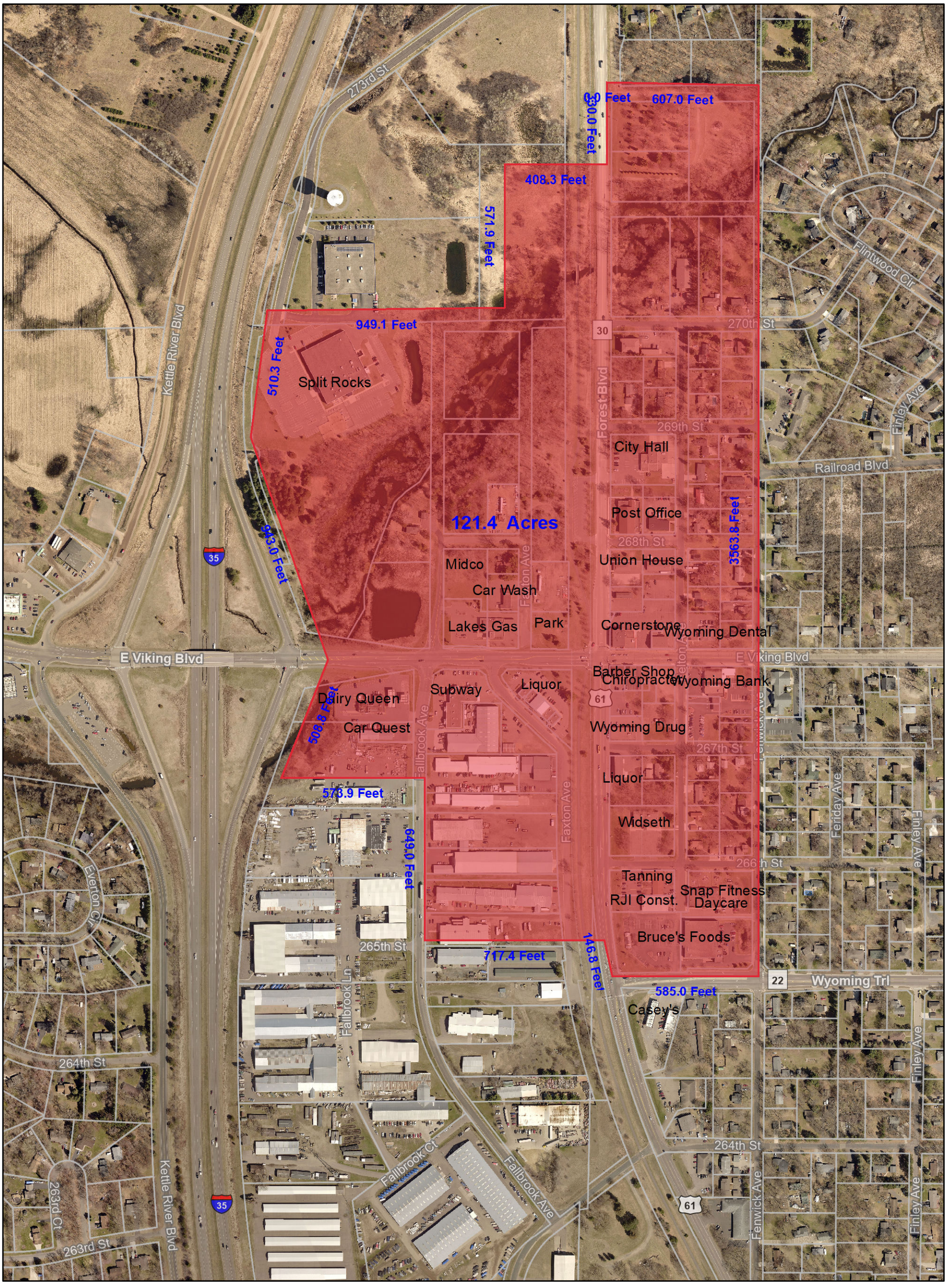
- A - Agriculture
- R1 - Rural Residential I
- R2 - Rural Residential II
- R3 - Single Family Residential
- R4 - 1 and 2 Family Residential
- R5 - Manufactured Homes
- R6 - Limited Multiple Dwelling
- C - Commercial
- CB - Central Business
- OHC - Office and Health Care
- I - Industrial
- MXD - Mixed Use District
- Parcels

N

October 8, 2021

Map Powered By DataLink

Central Business District Aerial Map



1 in = 376 ft

Parcels

N

October 8, 2021

Map Powered By DataLink

Central Business District Aerial Map

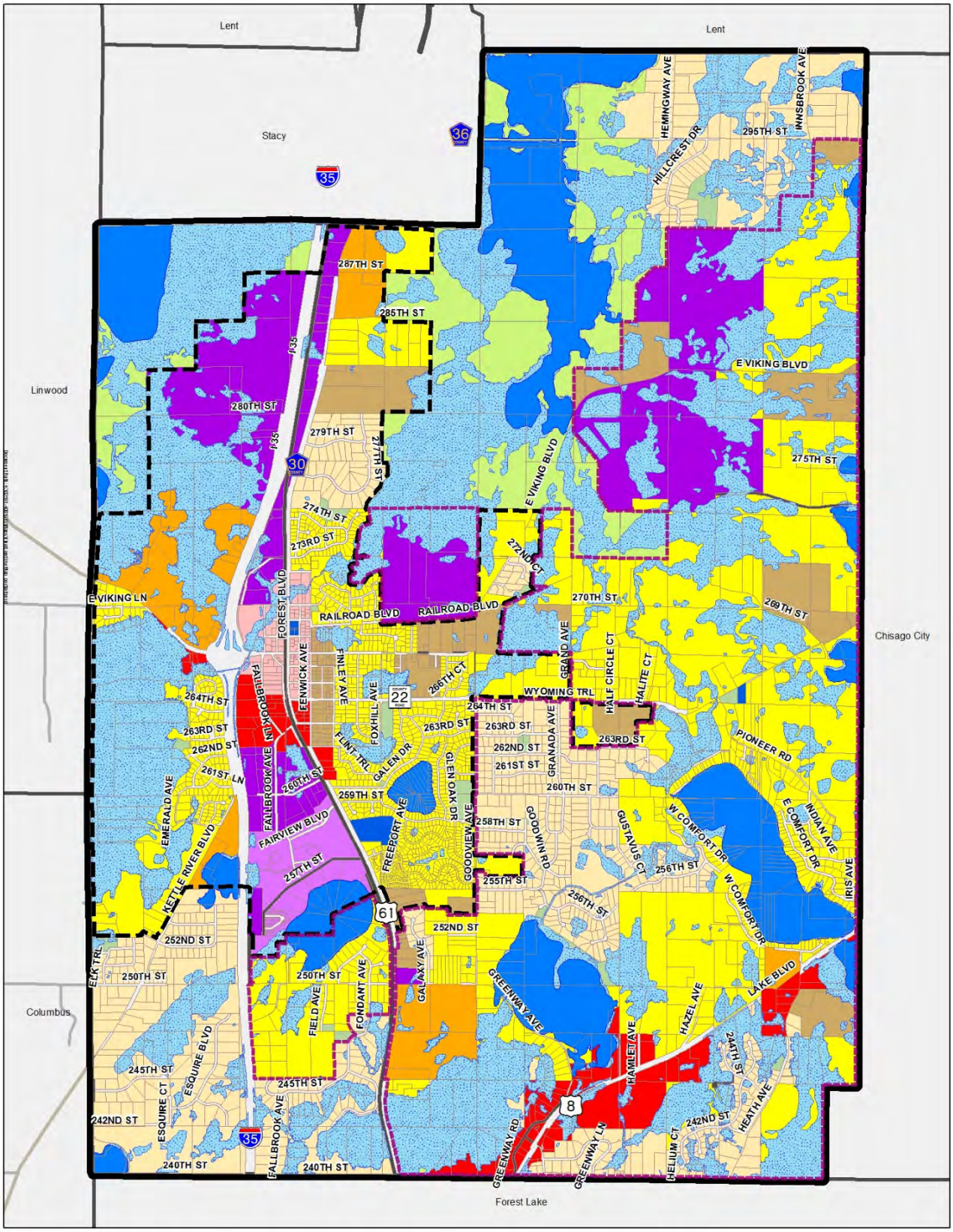
1 in = 376 ft

Parcels

N

October 8, 2021

Map Powered By DataLink



- Ultimate Service Area
- 2018 Urban Service Area
- Water Bodies
- Wetlands

Land Use

- Semi-Rural Housing
- Lower-Density Suburban Neighborhoods
- Medium and Higher Density Suburban Neighborhood
- City Center
- Commercial
- Mixed Use
- Rural Research Development
- Office and Health Care Business
- Industrial and General Business Area
- Public Facilities
- Parks
- Conservation and Open Space
- ROW

Figure LU-1
LAND USE PLAN
Wyoming, MN

South Aerial

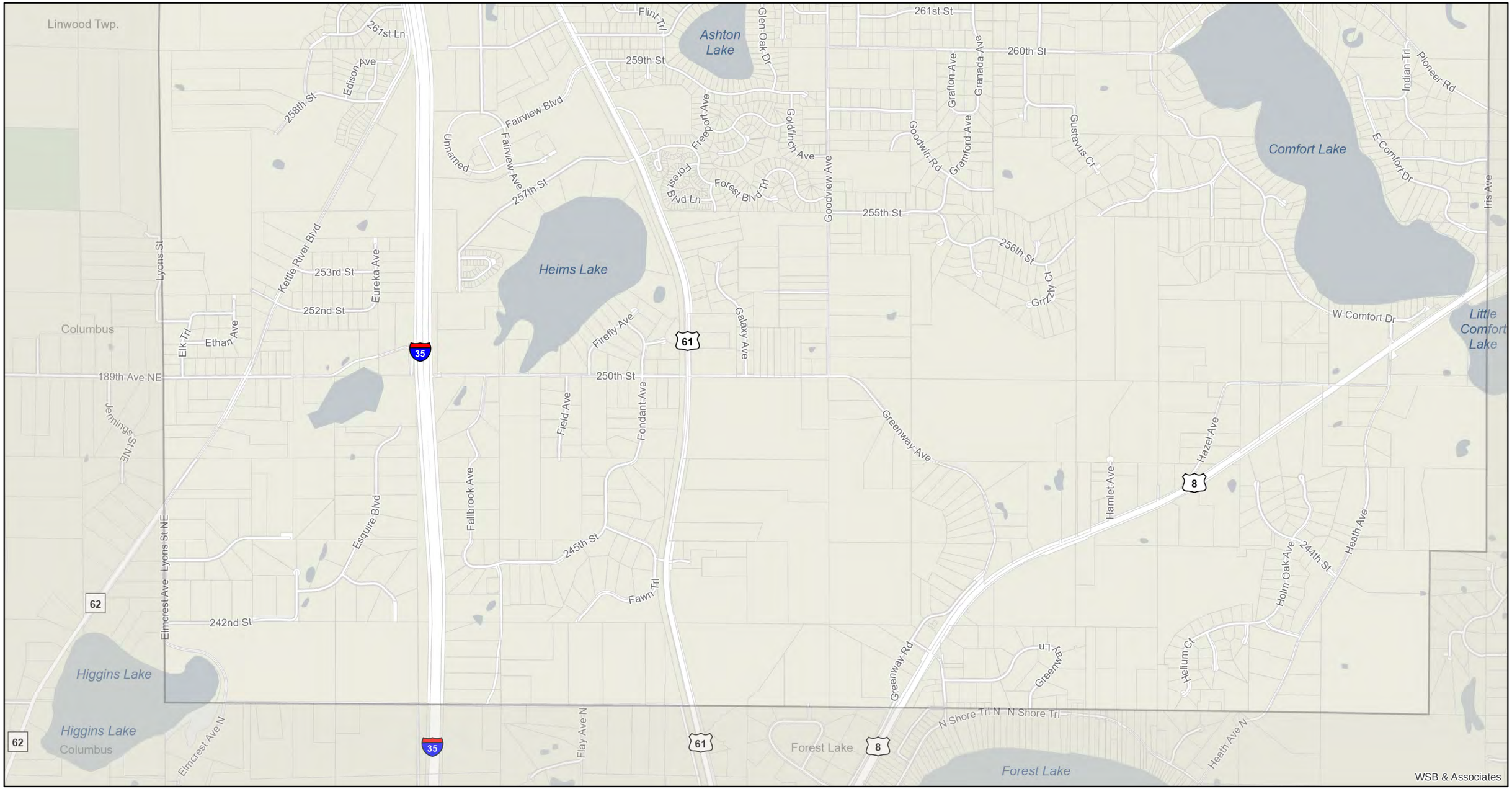
1 in = 1,505 ft

N

August 19, 2021

Map Powered By DataLink

South no Zoning



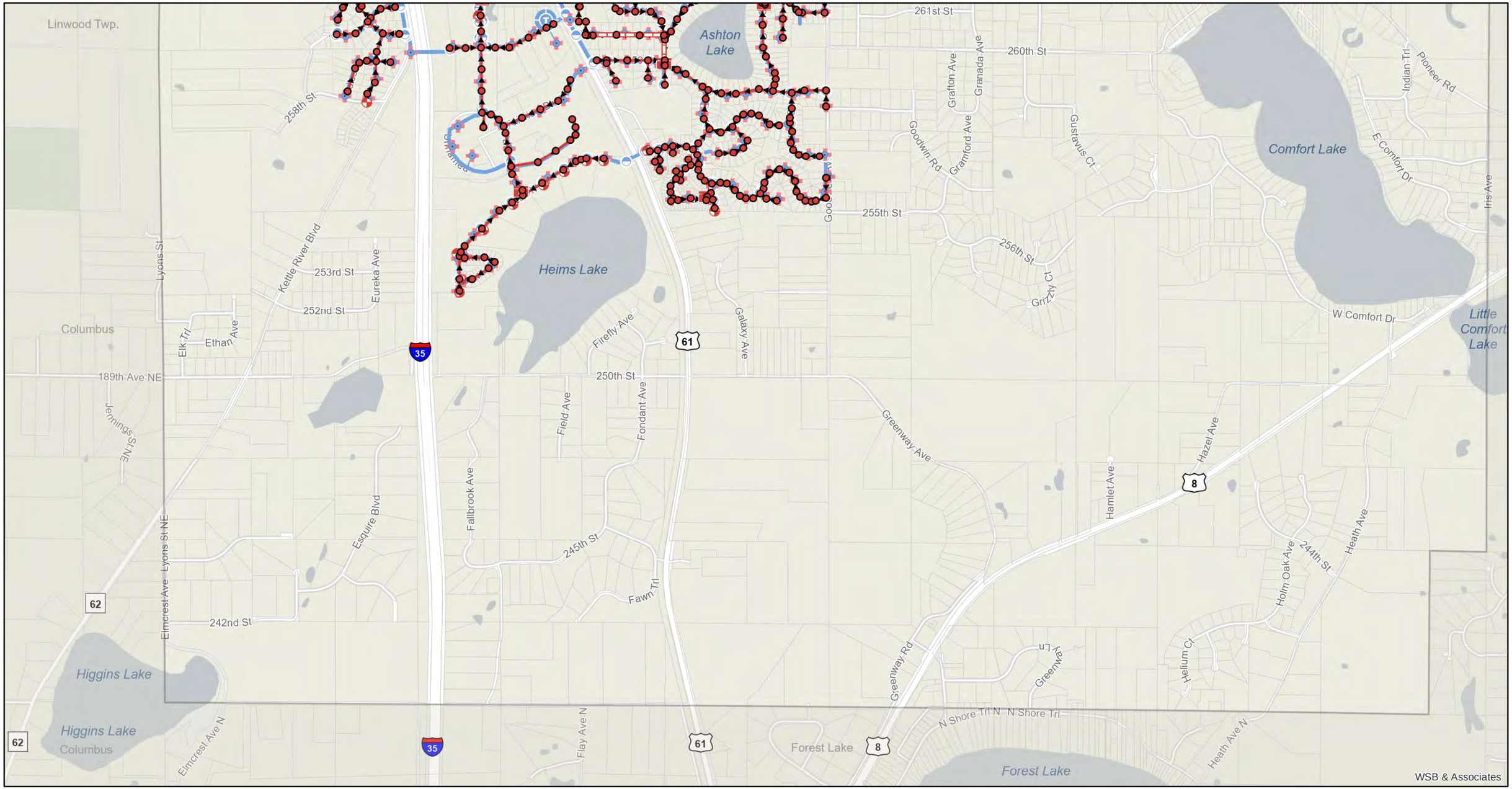
1 in = 1,505 ft

N

August 19, 2021

Map Powered By DataLink

South Sewer & Water



- Sewer Clean Outs
- Air Release
- Sewer Manholes
- Sewer System Valves
- Sewer Network Structures
- Sewer Pressurized Mains
- Sewer Gravity Mains
- Sewer Lateral Lines

Sewer Fittings

- Reducer
- Service Connection
- Tee

Water Network Structures

- Valve Manhole
- Water Tower
- Water Hydrants

Water System Valves

- Butterfly
- Gate
- Water Mains
- Water Lateral Lines

Water Fittings

- Reducer

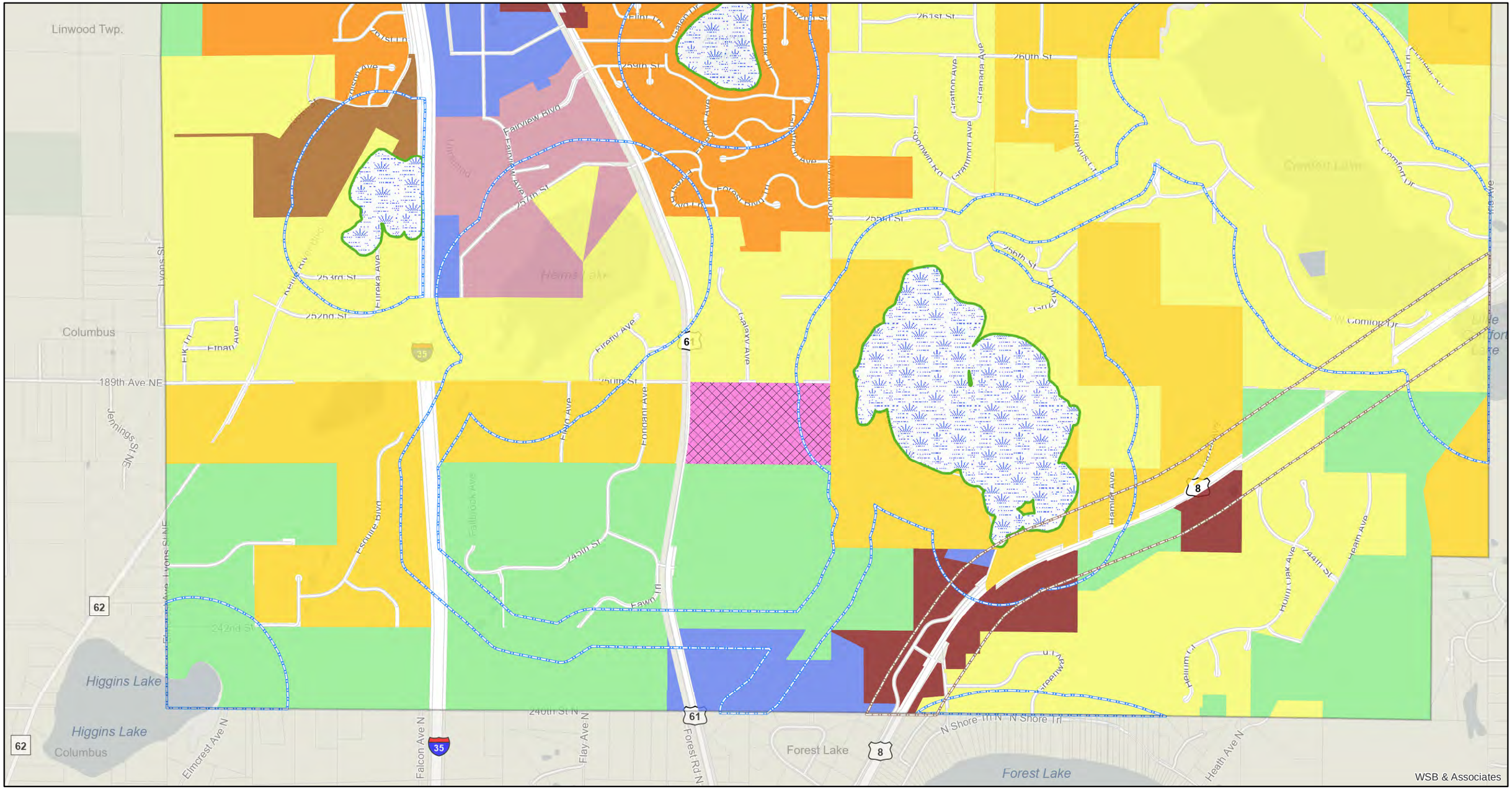
1 in = 1,505 ft

N

August 19, 2021

Map Powered By DataLink

South with Zoning



Zoning Designation

- A - Agriculture
- R1 - Rural Residential I
- R2 - Rural Residential II
- R3 - Single Family Residential
- R4 - 1 and 2 Family Residential
- R5 - Manufactured Homes
- R6 - Limited Multiple Dwelling
- C - Commercial
- CB - Central Business
- OHC - Office and Health Care
- I - Industrial
- MXD - Mixed Use District

- Carlos Avery Wildlife Perimeter
- Highway 8 Overlay District
- Shoreland Management Overlay
- Required Wetland Buffers
- Significant Wetlands
- Closed Landfill Restricted (CLR)

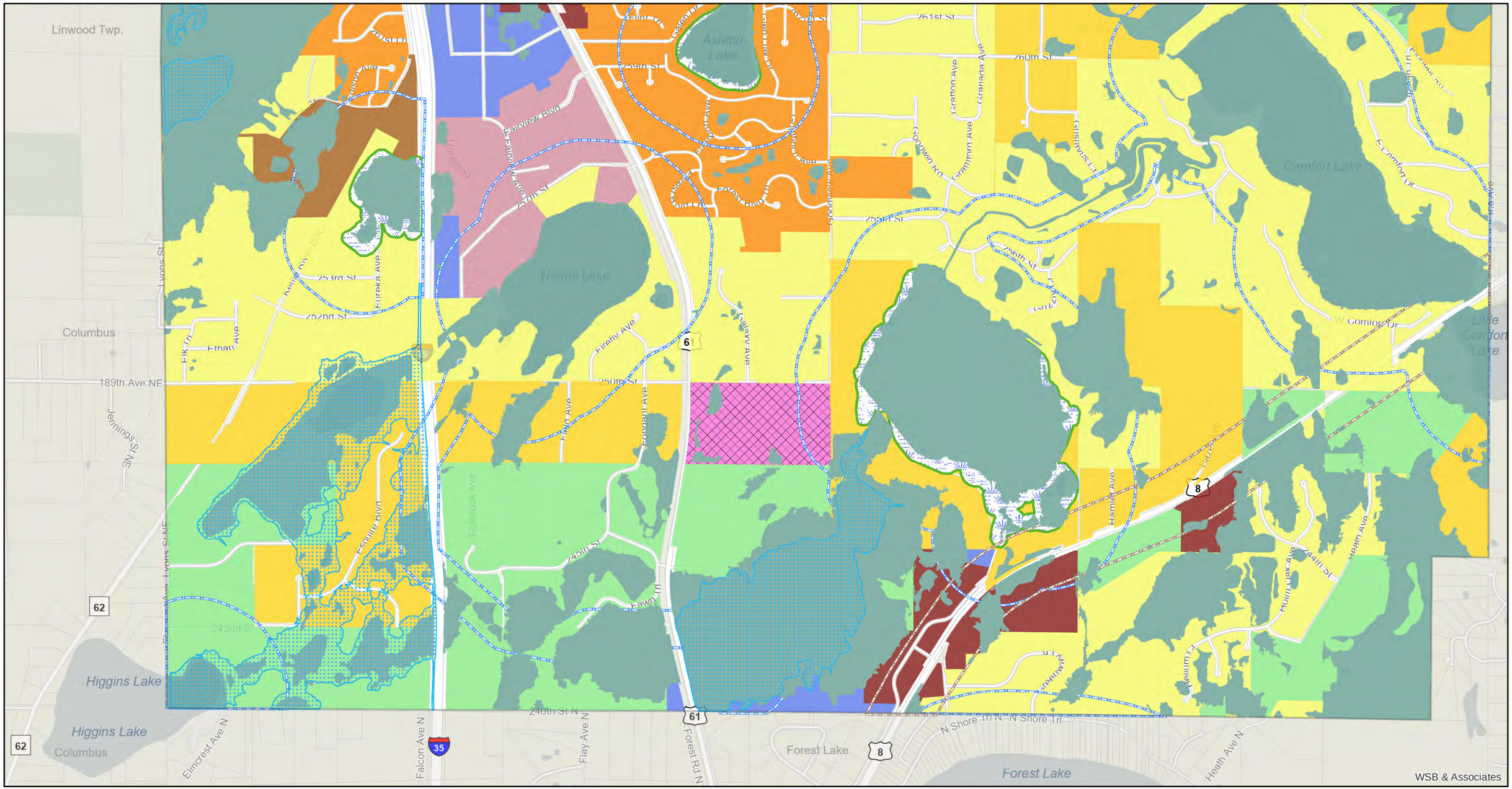
1 in = 1,505 ft

N

August 20, 2021

Map Powered By DataLink

South with wetlands



FEMA Floodplain

- 500 Year
- 100 Year
- NWI Wetlands
- Carlos Avery Wildlife Perimeter
- Highway 8 Overlay District
- Shoreland Management Overlay
- Required Wetland Buffers
- Significant Wetlands
- Closed Landfill Restricted (CLR)

Zoning Designation

- A - Agriculture
- R1 - Rural Residential I
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- R6 - Limited Multiple Dwelling
- C - Commercial
- CB - Central Business
- OHC - Office and Health Care
- I - Industrial
- MXD - Mixed Use District

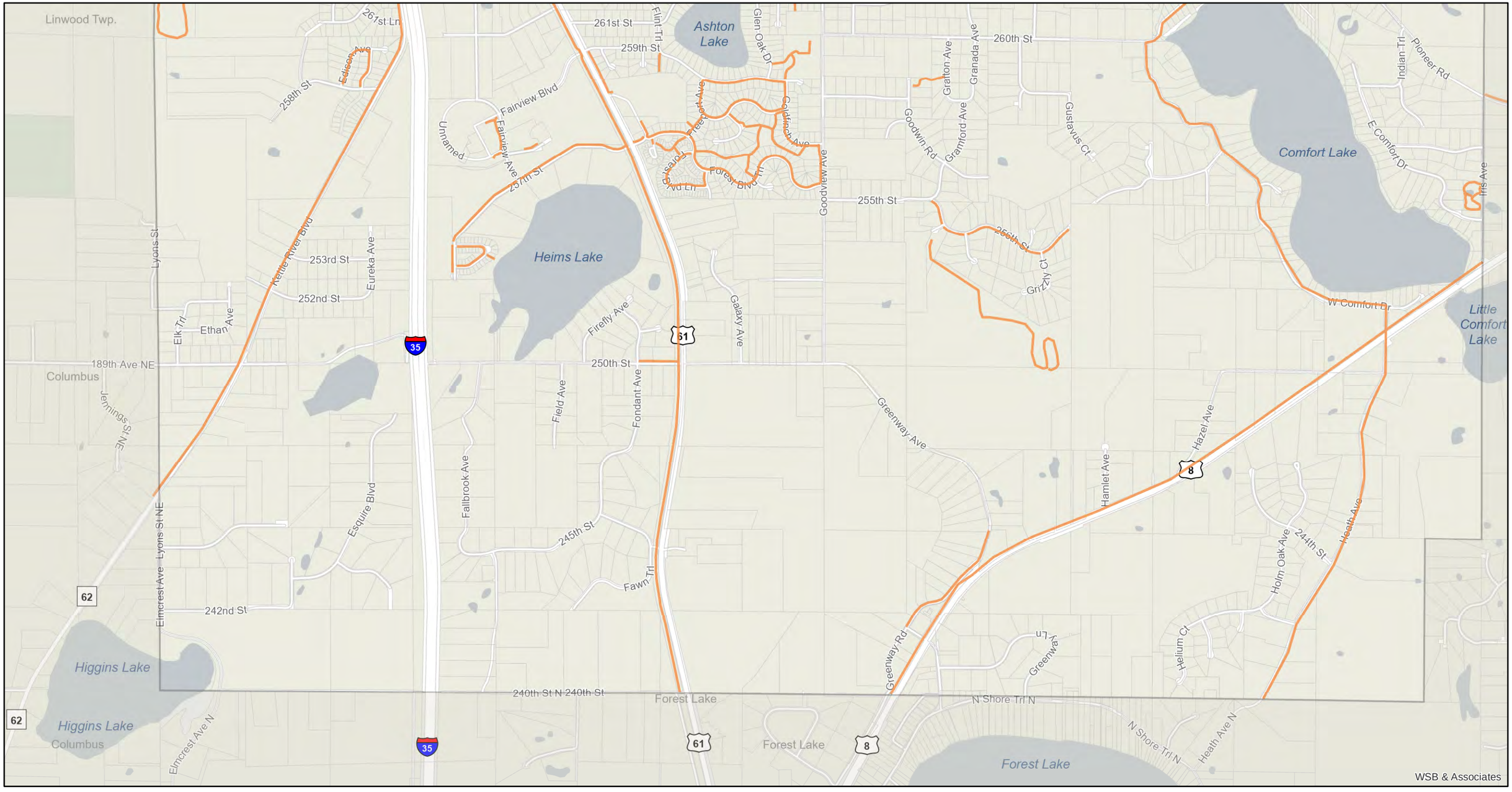
1 in = 1,505 ft

N

August 20, 2021

Map Powered By DataLink

South Trails & Paths



Trails and Paths

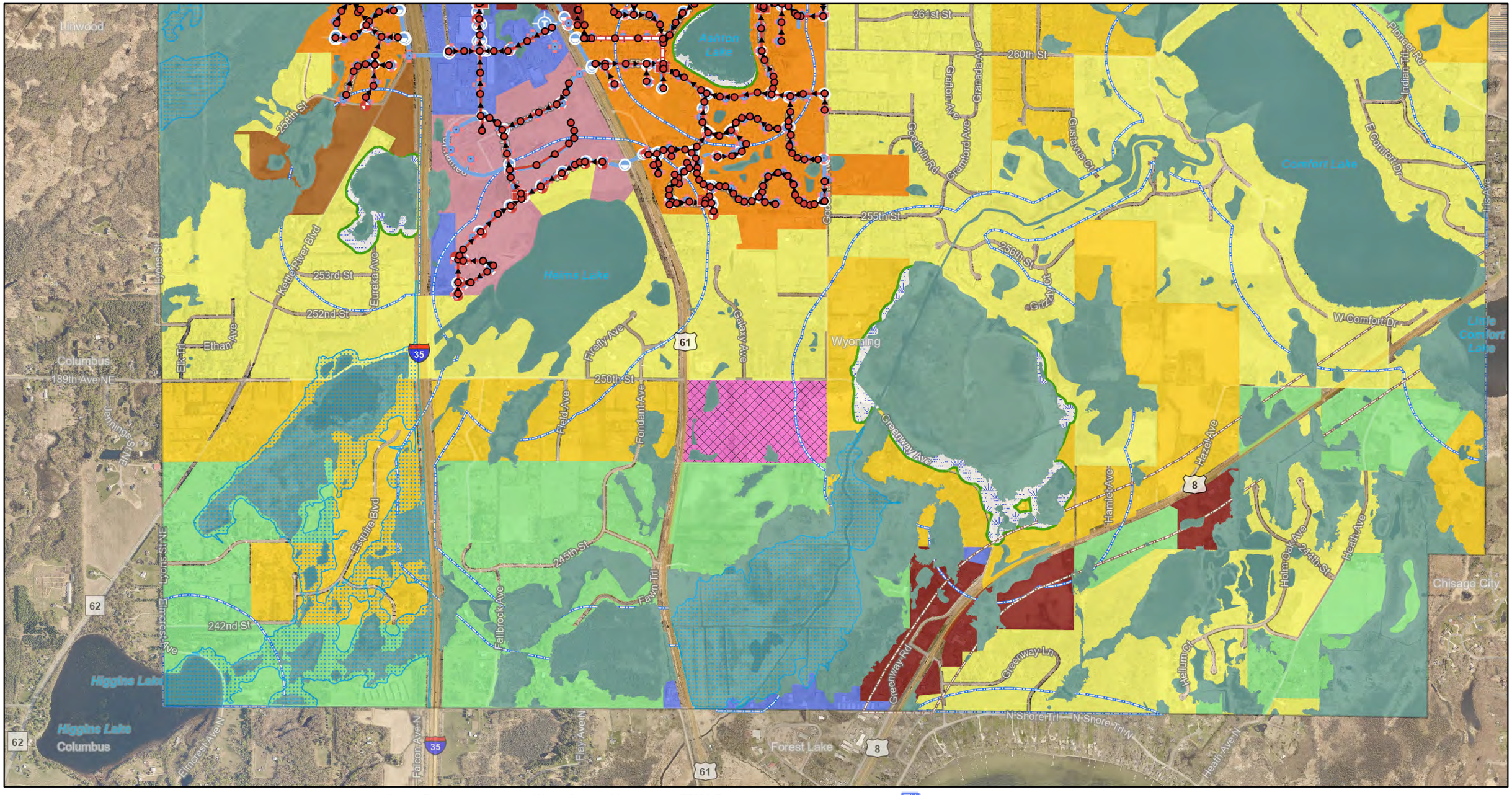
1 in = 1,505 ft

N

August 20, 2021

Map Powered By DataLink

South All



Sewer Clean Outs
Air Release
Sewer Manholes
Sewer System Valves
Sewer Network Structures
Sewer Pressurized Mains
Sewer Gravity Mains
Sewer Lateral Lines

Sewer Fittings
- Reducer
- Service Connection
- Tee

Water Network Structures
- Valve Manhole
- Water Tower
- Water Hydrants

Water System Valves
- Butterfly
- Gate
- Water Mains
- Water Lateral Lines

Water Fittings
- Reducer

FEMA Floodplain
- 500 Year
- 100 Year
- NWI Wetlands
- Carlos Avery Wildlife Perimeter
- Highway 8 Overlay District
- Shoreland Management Overlay
- Required Wetland Buffers

- Significant Wetlands
- Closed Landfill Restricted (CLR)

Zoning Designation
- A - Agriculture
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- C - Commercial
- CB - Central Business
- OHC - Office and Health Care
- I - Industrial
- MXD - Mixed Use District

1 in = 1,505 ft

N

August 20, 2021

Map Powered By DataLink

Middle Aerial

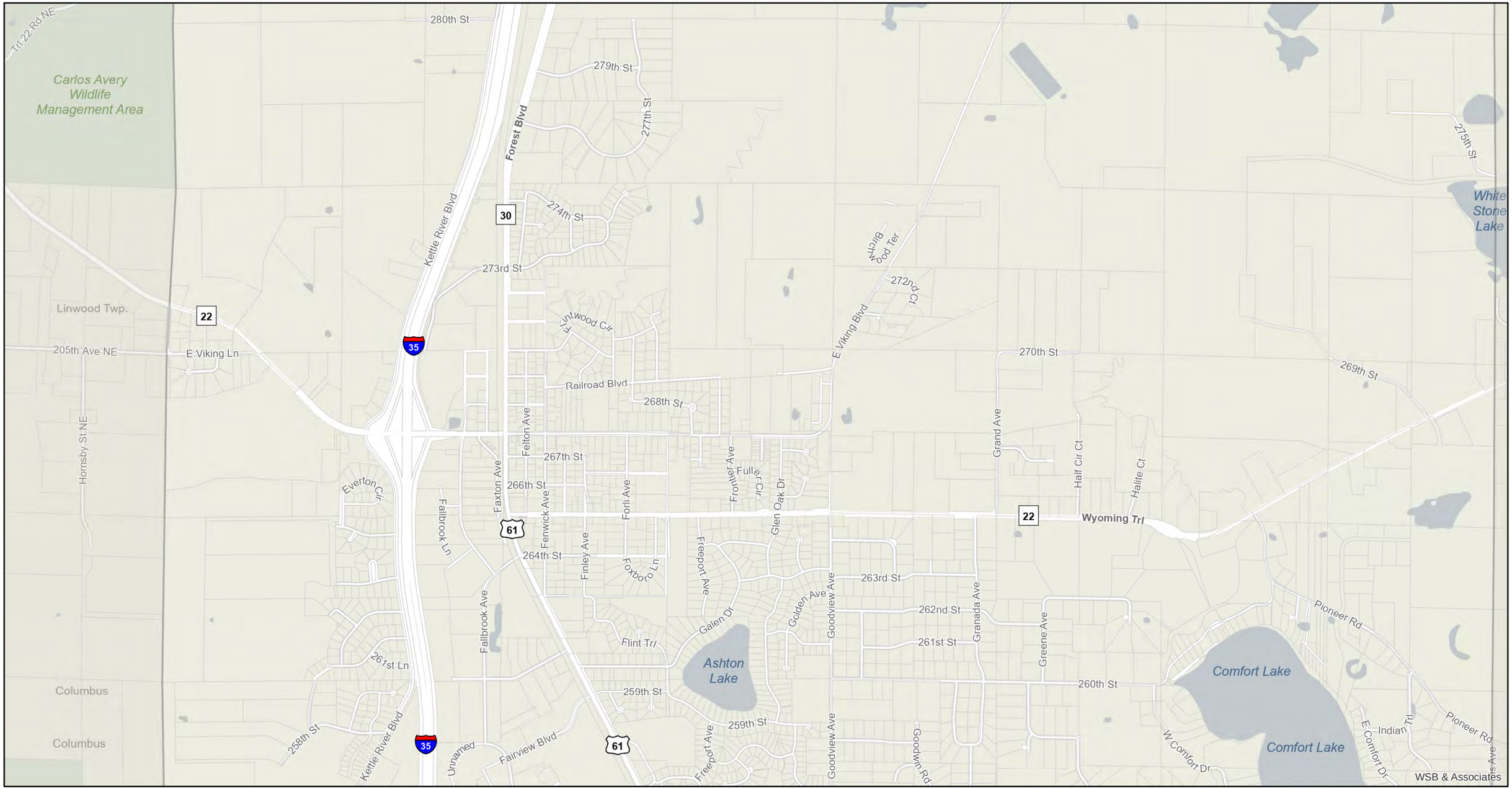
1 in = 1,505 ft

N

August 19, 2021

Map Powered By DataLink

Middle No Zoning



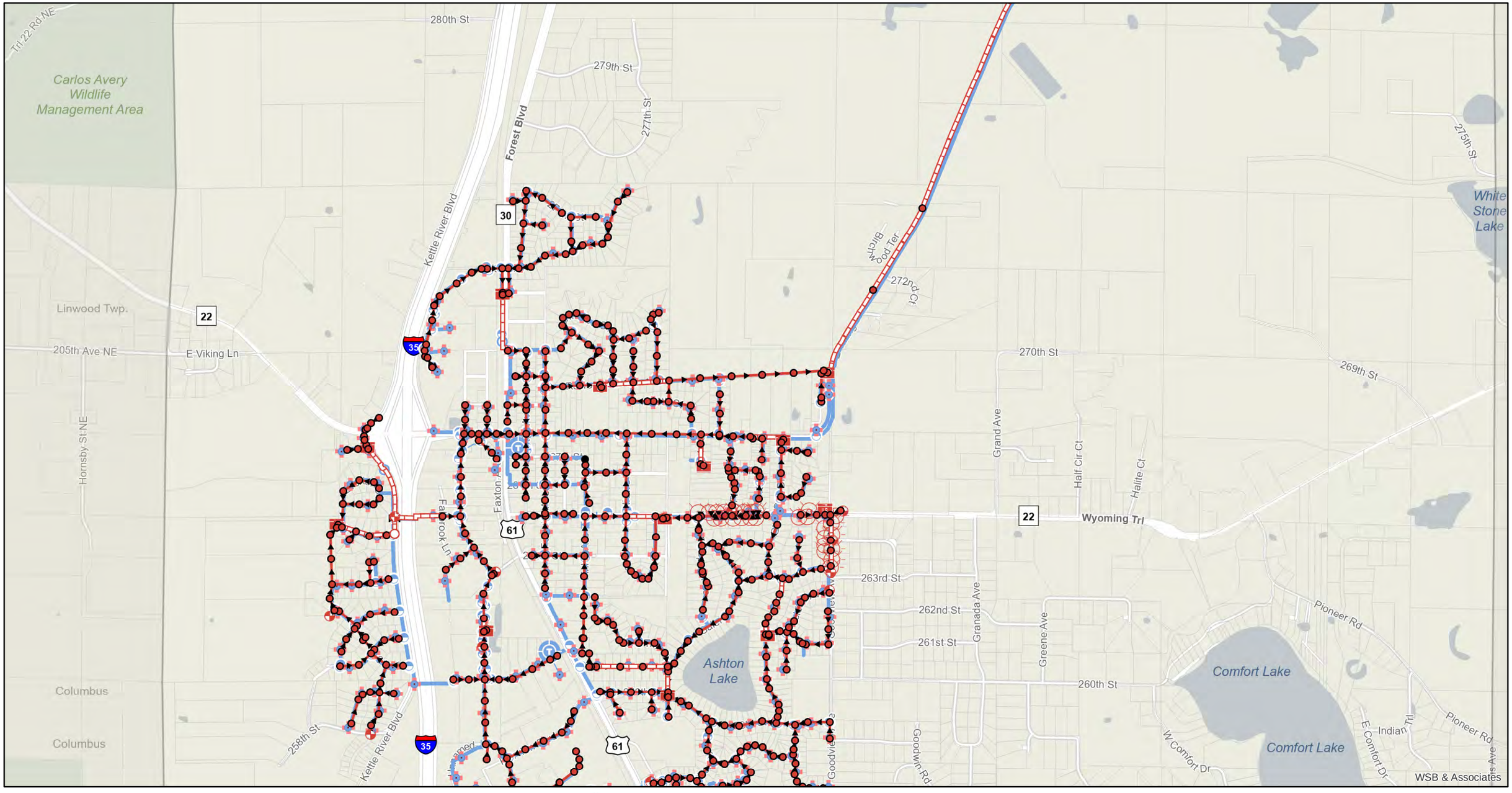
1 in = 1,505 ft

N

August 19, 2021

Map Powered By DataLink

Middle Sewer & Water



- Sewer Clean Outs
- Air Release
- Sewer Manholes
- Sewer System Valves
- Sewer Network Structures
- Sewer Pressurized Mains
- Sewer Gravity Mains
- Sewer Lateral Lines

Sewer Fittings

- Reducer
- Service Connection
- Tee

Water Network Structures

- Valve Manhole
- Water Tower
- Water Hydrants

Water System Valves

- Butterfly
- Gate
- Water Mains
- Water Lateral Lines

Water Fittings

- Reducer

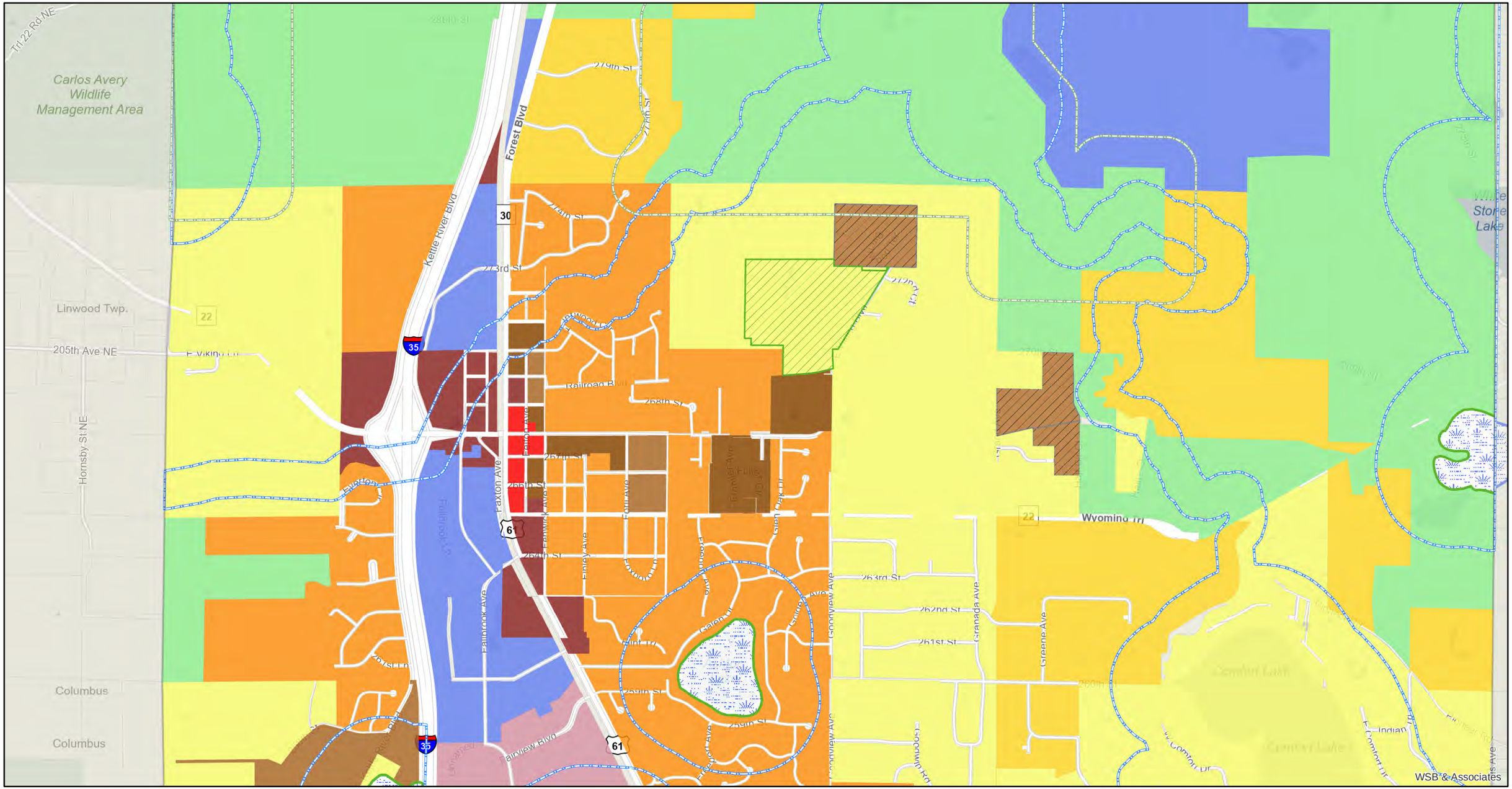
1 in = 1,505 ft

N

August 19, 2021

Map Powered By DataLink

Middle Zoning



Zoning Designation

- A - Agriculture
- R1 - Rural Residential I
- R2 - Rural Residential II
- R3 - Single Family Residential
- R4 - 1 and 2 Family Residential
- R5 - Manufactured Homes
- R6 - Limited Multiple Dwelling
- C - Commercial
- CB - Central Business
- OHC - Office and Health Care
- I - Industrial
- MXD - Mixed Use District

- Carlos Avery Wildlife Perimeter
- Highway 8 Overlay District
- Shoreland Management Overlay
- Required Wetland Buffers
- Significant Wetlands
- Closed Landfill Restricted (CLR)

1 in = 1,505 ft

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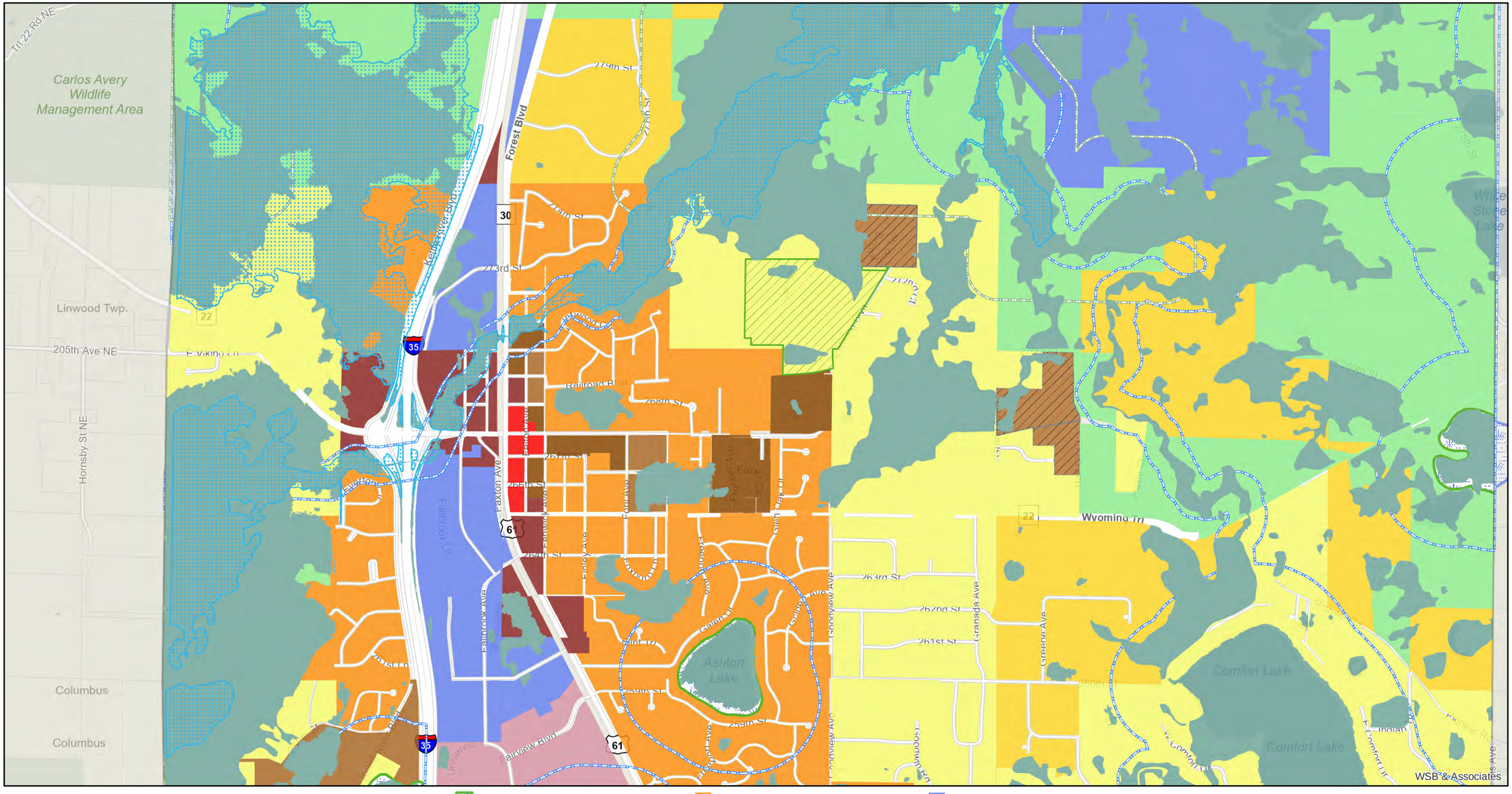
Map Powered By DataLink

Middle with wetlands



FEMA Floodplain

- 500 Year
- 100 Year
- NWI Wetlands
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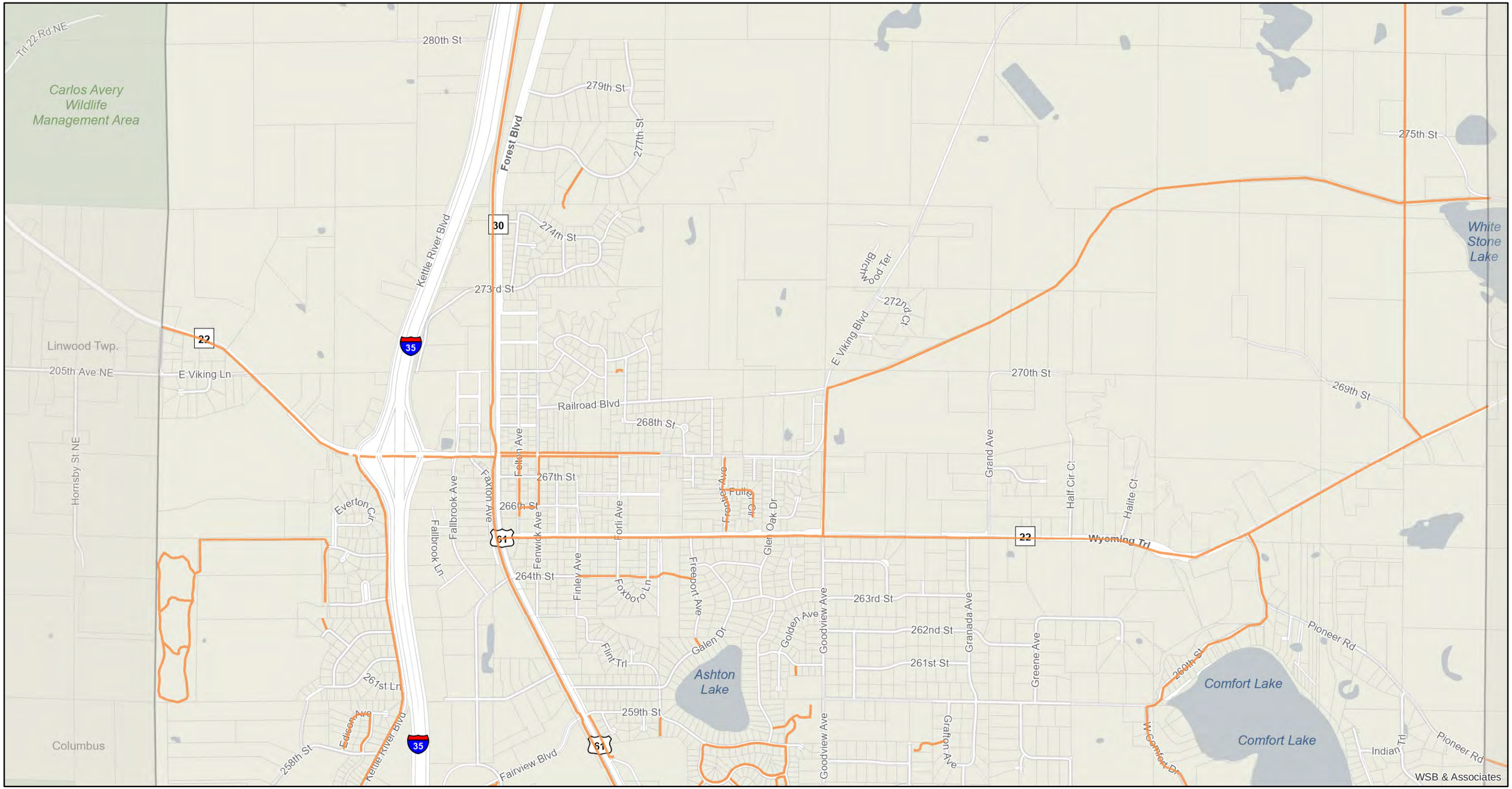
Map Powered By DataLink

Middle Trails & Paths



Trails and Paths

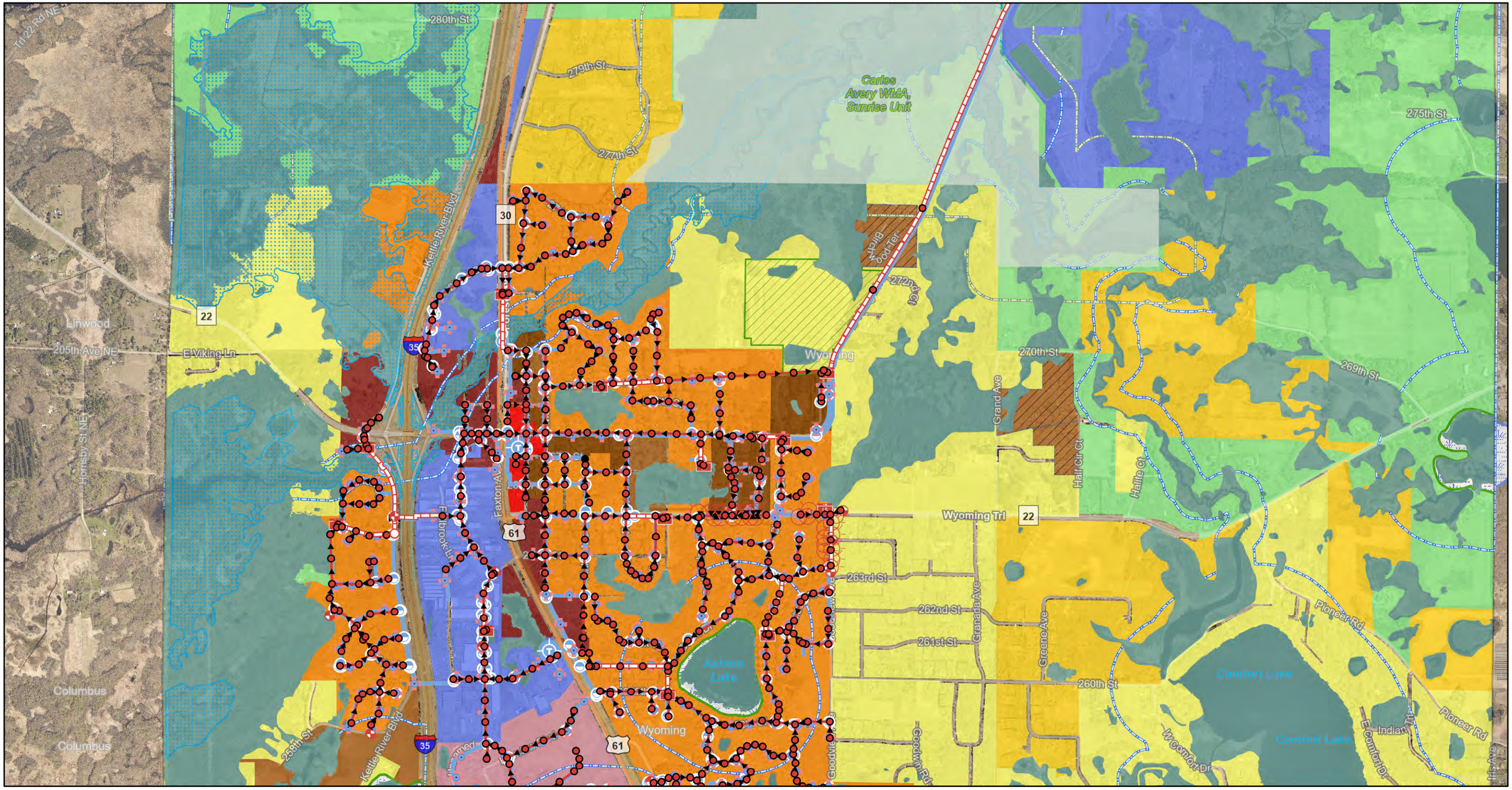
1 in = 1,505 ft

N

August 20, 2021

Map Powered By DataLink

Middle All



Sewer Clean Outs
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N

August 19, 2021

Map Powered By DataLink

North Aerial

1 in = 1,505 ft

N

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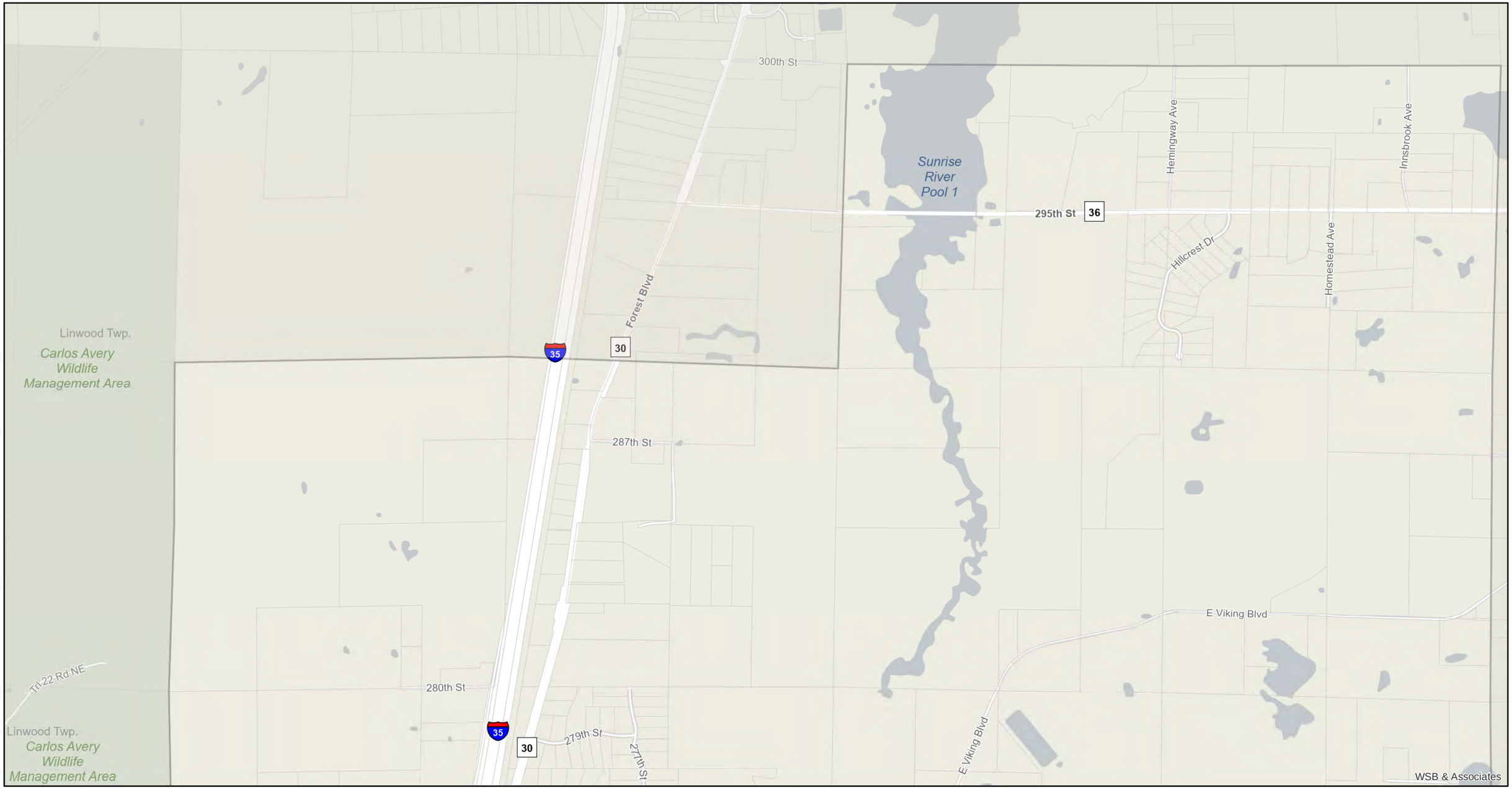
Map Powered By DataLink

North no Zoning



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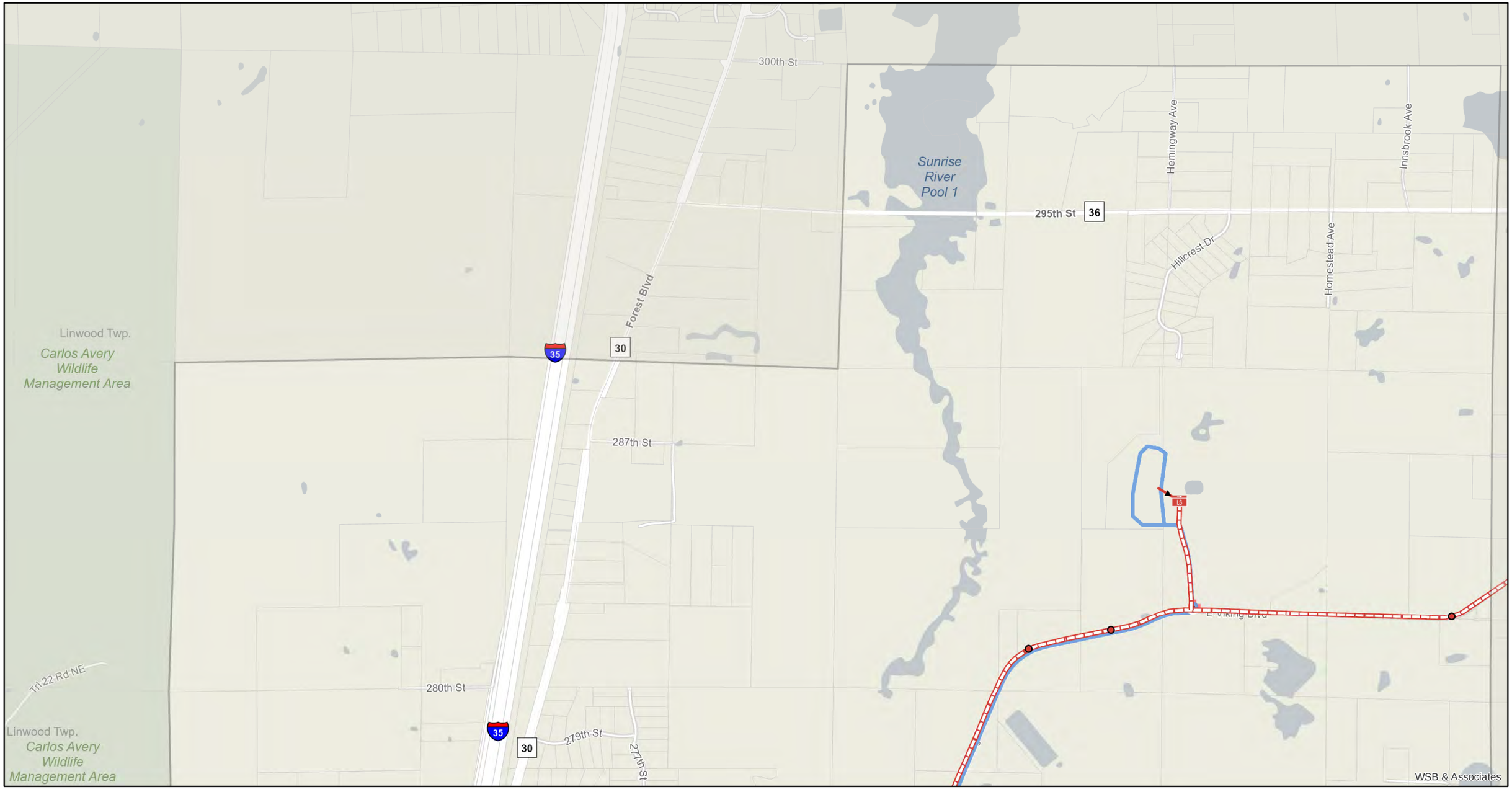
Map Powered By DataLink

North Sewer & Water



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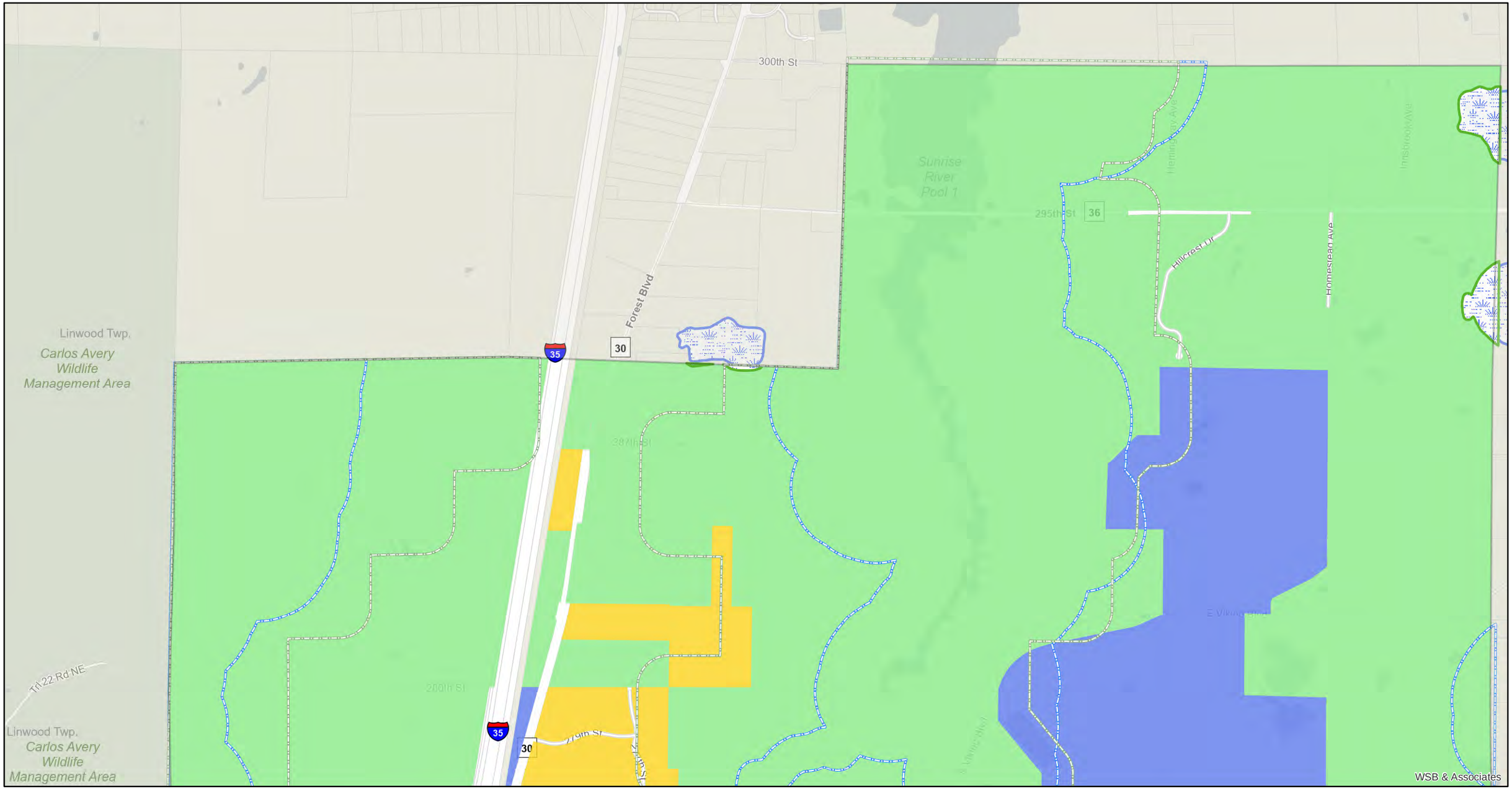
North with Zoning



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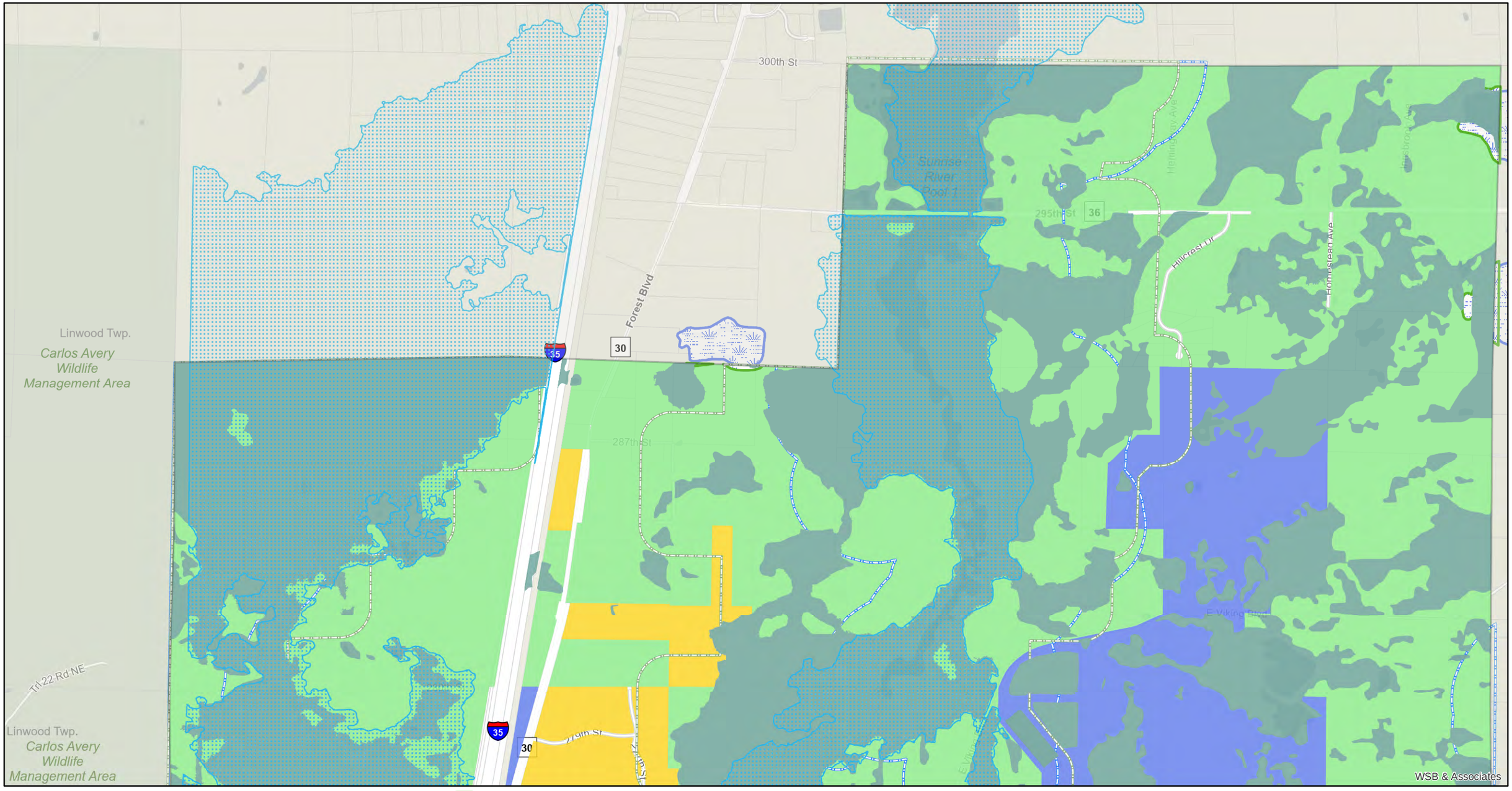
North with wetlands



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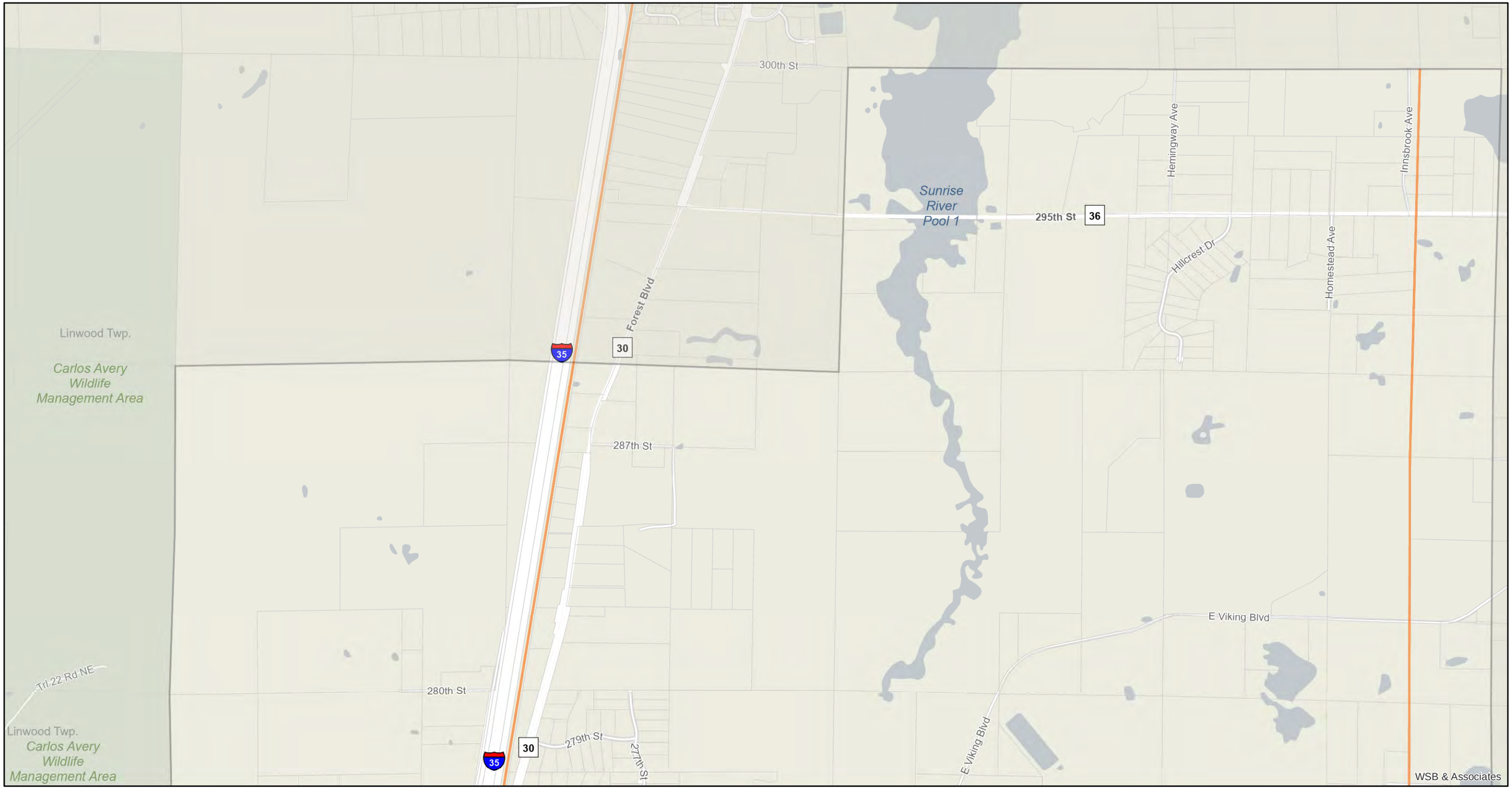

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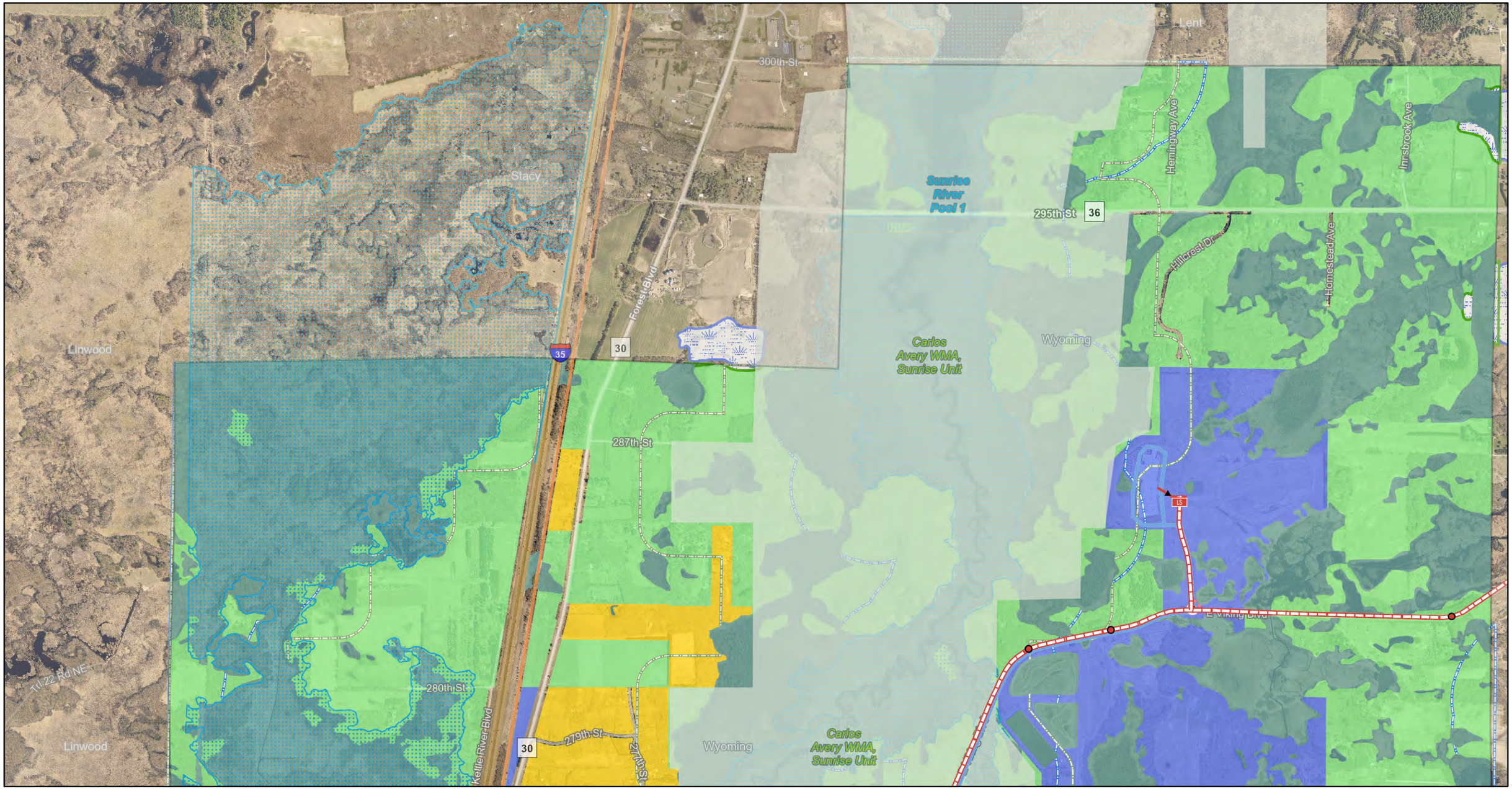
North All



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