

**AGENDA
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
NOVEMBER 9, 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. 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 October 26, 2021.

SCHEDULED PUBLIC HEARINGS:

2. None.

NEW BUSINESS:

3. None.

OLD BUSINESS:

4. Comprehensive Plan Update - Highway 8 Corridor Map

COMMUNICATIONS:

5. None.

UPDATES:

6. Aadland Acres 3rd Plat Preliminary and Final plats and Hallberg Site Plan review for the

Bingham property were approved during the City Council's November 3rd meeting.

ADJOURN

UPCOMING:

**UNAPPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
OCTOBER 26, 2021
7:00PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for October 26, 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, Katie West, and Roger Carr

ABSENT: Commissioner Bryan Murdock

Also Present: Fred Weck Zoning Administrator

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 October 12, 2021**

Chair Lobermeier noted a minor typographical error on page 2 in the 5th paragraph.

A MOTION WAS MADE BY COMMISSIONER CARR, SECONDED BY COMMISSIONER WEST, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR OCTOBER 12, 2021 AS AMENDED.

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

SCHEDULED PUBLIC HEARINGS:

2. **Preliminary Plat: D-21-011 Aadland Acres 3rd Plat
Final Plat D-21-012 Aadland Acres 3rd Plat
Location: Pioneer Road and Iris Avenue
Applicants: Perry Aadland, Peter Aadland, and Paul Aadland
Property ID Number: 21.10482.00**

Zoning Administrator Weck explained that this is a larger parcel that will have one buildable lot which is south of Pioneer Road. He stated that the larger lot on the north side has the current homestead that will most likely be re-subdivided in the future. He stated that it meets all standards for setbacks and the soil borings were found to be acceptable for the septic system. Staff is recommending approval of both the Preliminary and Final Plats, subject to

the one condition included in the staff report.

Chair Lobermeier noted that there are 7 items listed under Final Plan Review in the staff report and asked if approval was contingent upon completion of those items.

Zoning Administrator Weck stated that all of them have been completed or are not applicable. The only item remaining is #3, regarding the title.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER TEEL, TO OPEN THE PUBLIC HEARING.

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

Deanna Muha, 25798 Iris Avenue, stated that they are glad this parcel is being developed but asked if in the development agreement there could be a stipulation that no work vehicles park on Iris Avenue.

Zoning Administrator Weck stated that he will be taking care of that when the building permit is issued.

MOTION BY COMMISSIONER TEEL, SECONDED BY COMMISSIONER CARR, TO CLOSE THE PUBLIC HEARING

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

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER TEEL, TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAT AND FINAL PLAT OF AADLAND ACRES 3RD PLAT, PID: R21-10482.00, SUBJECT TO THE CONDITION INCLUDED IN THE STAFF REPORT REGARDING SIMPLE TITLE.

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

NEW BUSINESS:

3. **Site Plan Review: SP-21-004 – Hallberg – Bingham Property**
Location: Forest Boulevard/County Road 30
Applicant: Advance Engineering Concepts
Prospective Owner: Hallberg Inc. (Austin Hallberg)
Current Owner(s): Chisago County EDA and City of Wyoming EDA
Property ID Number: 00006.00

Matt Appel, Advanced Engineering Concepts, stated that they would like to build a 20,000 square foot building on the south side of the property that has two 10,000 square foot bays with 12x12 overhead garage doors, two loading docks, with some offices as well as restroom facilities. He

stated that the plan is that the building would be split down the middle and rented to two separate tenants. He stated that they already have a tenant lined up for one half of the building and expect the second half to be rented out before the building is completed.

Chair Lobermeier asked for a brief overview about the second phase of the project.

Mr. Appel, explained that in the second phase, they would like to build a 45,000 square foot building that would be leased for some sort of industrial or manufacturing use. He stated that they are hoping to complete that within 2-3 years.

Zoning Administrator Weck reviewed the conditions recommended in the staff report.

Chair Lobermeier asked if there will be another access in the future.

Zoning Administrator Weck stated that at this point, with the County being the Railroad Authority, if they already have an access, they will not be given another access.

Commissioner Teel asked about turn lanes going into the development and asked when they would happen.

Zoning Administrator Weck stated that the only other building that could be going in this area is the Public Safety Building because the City owns just about everything surrounding the water tower. He stated that currently there is a right turn lane but not a left turn lane. He stated that as far as engineering items, there are just a few minor things that need to be taken care of. He stated that they are proposing Texture-Clad panels and noted that the Council approved the same type of panels for the R.V. storage buildings. He stated that technically, they do not meet the City standards for architectural requirements, but they were approved as a similar material. He stated that in this case, Chisago County EDA and Wyoming EDA were looking for a better product than the stucco panels.

Mr. Appel discussed the price of using a Class I material such as brick and stated that it will be cost prohibitive.

Chair Lobermeier suggested that it may be time for the Commission to take another look at approved materials and consider making changes as products are always changing.

Zoning Administrator Weck stated that the appearance of the product that they are recommending is stucco type, so it would be considered Class II. He read aloud the language from the code and noted that they could use this material, but not for the entire structure.

Mr. Appel stated that he had taken a look at codes from other cities and it appears as though this type of building would be allowed in industrial zoning areas, but not in something more commercial in nature.

Chair Lobermeier reiterated that he thinks it may be time for the Commission to take another look at the allowed building materials because there are always changes in materials.

Mr. Appel noted that their architect is working on getting them a calculation of what the current percentages of materials are because there will also be some other Class I materials.

Commissioner West stated that she agrees that products have changed quite a bit and thinks this looks like a nice building. She stated that even with stucco, there are things that can look very nice.

Zoning Administrator Weck noted that under each of the Class designations it states that 'new materials that meet the intent of the preamble above'. He read aloud a portion of the preamble.

MOTION BY COMMISSIONER WEST TO RECOMMEND APPROVAL OF SP-21-004, THE

BINGHAM PROPERTY, THE SITE PLAN FOR HALLBERG MULTI-TENANT SITE PLAN, PID – 21.00006.00, SUBJECT TO THE CONDITIONS AS LISTED IN THE STAFF REPORT.

MOTION DIED FOR LACK OF A SECOND.

The Commission continued their discussion of the proposal.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER LOBERMEIR, TO RECOMMEND APPROVAL OF THE SITE PLAN FOR HALLBERG MULTI-TENANT, PID – 21.00006.00, SUBJECT TO THE CONDITIONS AS LISTED IN THE STAFF REPORT, WITH ALLOWANCE OF THE EXTERIOR BUILDING, AS PROPOSED BY THE APPLICANT.

Commissioner Carr stated that he likes the look of the building as proposed.

Commissioner Teel stated that he also likes the look of the building, but if Regal Machine and Split Rocks had to build with the recommended materials, he thinks the City should be consistent with the new tenants coming into the development.

Zoning Administrator Weck stated that he thinks those two buildings were built the way they were because of building code and not necessarily zoning related.

Mr. Appel stated that they have not finalized the colors for the texture-clad panels and asked how he needed to contact in the City to review those choices.

Zoning Administrator Weck explained that the City does not regulate color choices.

Chair Lobermeier stated that they are just asking that it fit with the surroundings.

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

Chair Lobermeier reiterated his suggestion that the Commission may want to have a discussion regarding allowed building materials.

OLD BUSINESS: NONE

COMMUNICATIONS: NONE

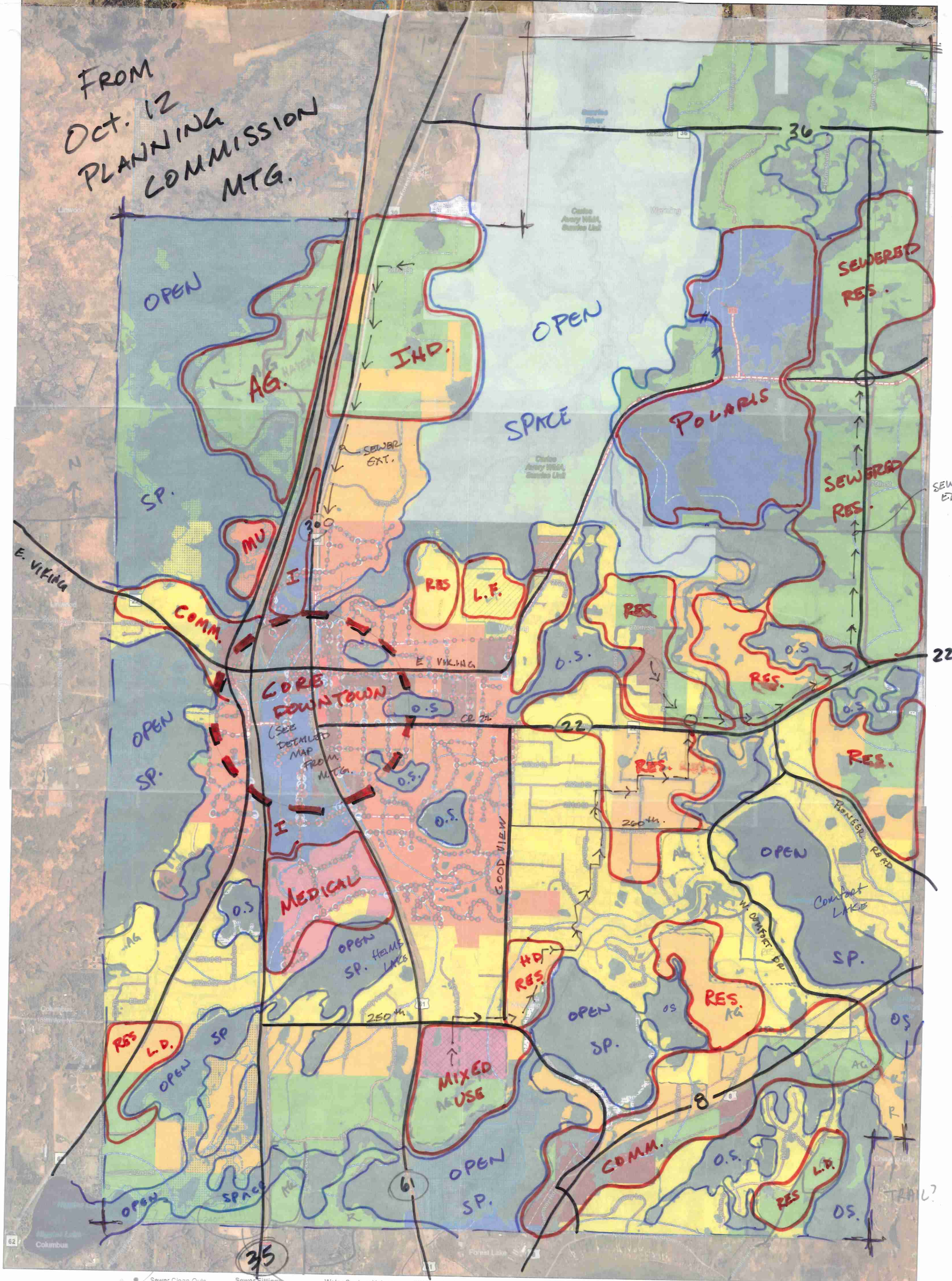
UPDATES:

Zoning Administrator Weck noted that the Forest Lake Comfort Lake Watershed District is planning to come to a future meeting to discuss a potential project.

A MOTION WAS MADE BY COMMISSIONER TEEL, SECONDED BY COMMISSIONER WEST, TO ADJOURN THE OCTOBER 26, 2021 “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:31 PM.

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

FROM
OCT. 12
PLANNING
COMMISSION
MTG.



- 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
- 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
- CH - Central Business
- OHC - Office and Health Care
- I - Industrial
- MXD - Mixed Use District

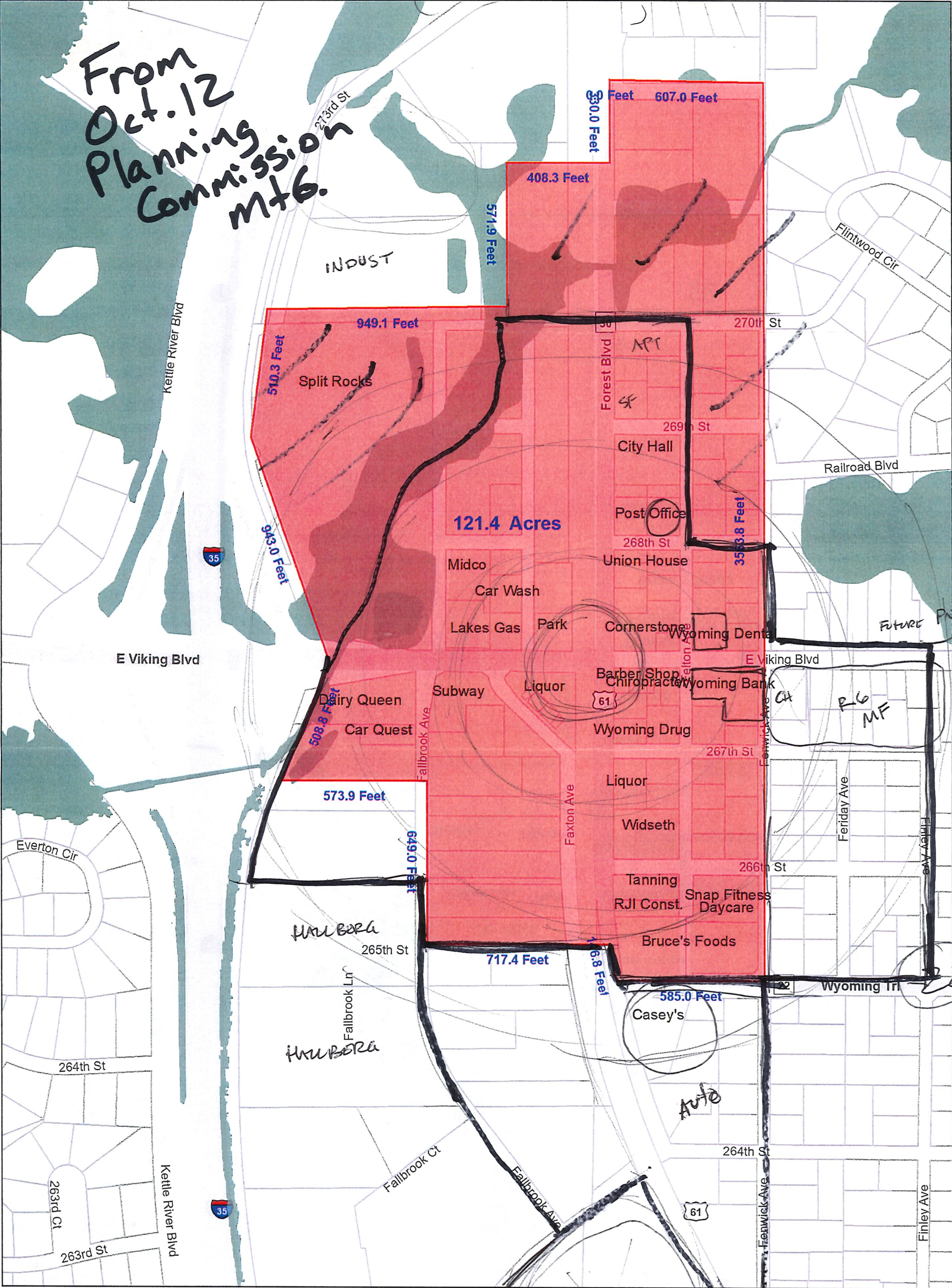
1 in = 1,505 ft

August 20, 2021
Map Powered By DataLink

wsb

Central Business District Parcel Map

From
Oct. 12
Planning
Commission
mtg.



NWI Wetlands
Parcels

1 in = 376 ft



October 8, 2021
Map Powered By DataLink



Highway 8 Corridor Aerial & Wetlands



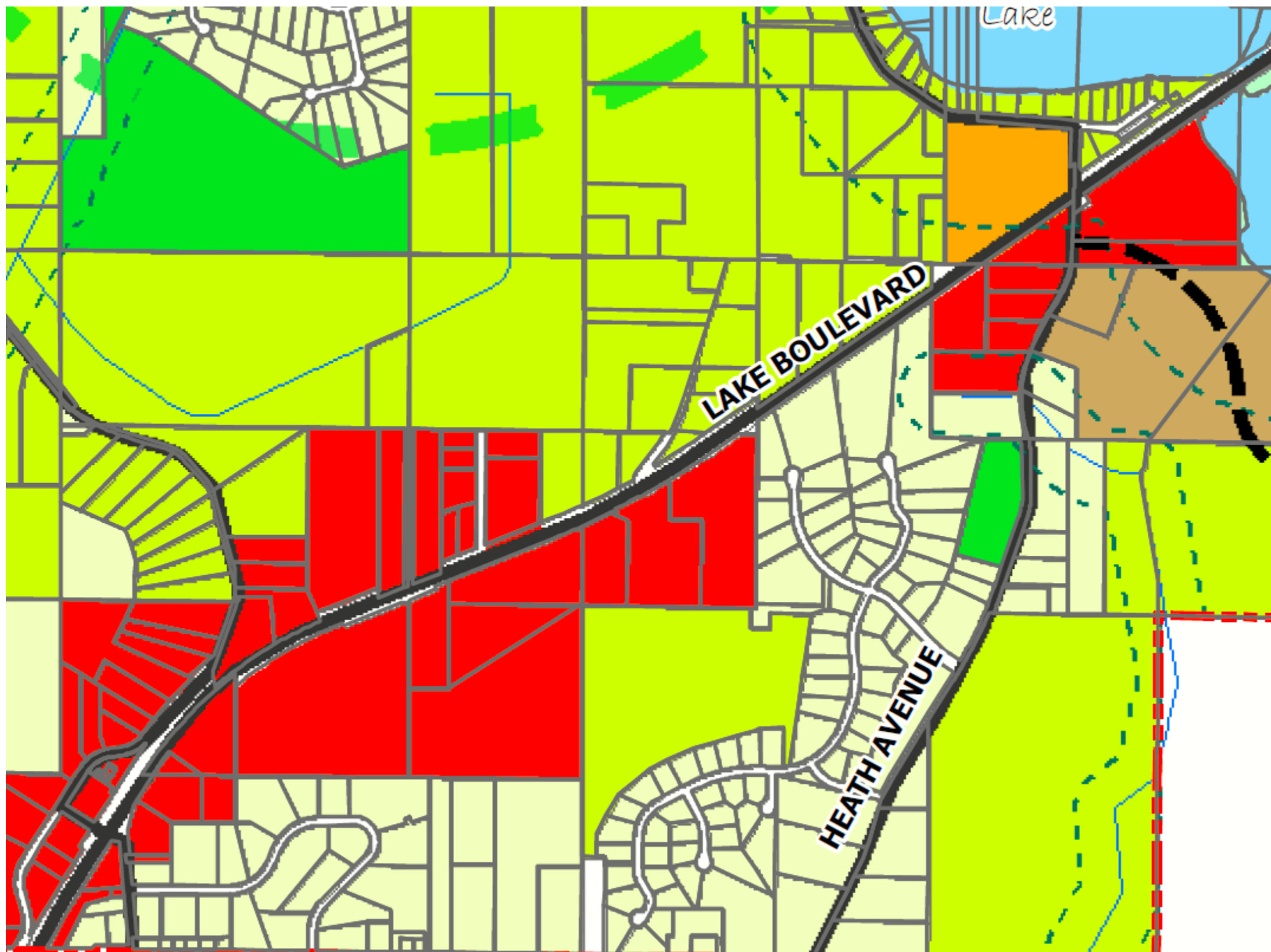
- NWI Wetlands
- Parcels

1 in = 752 ft

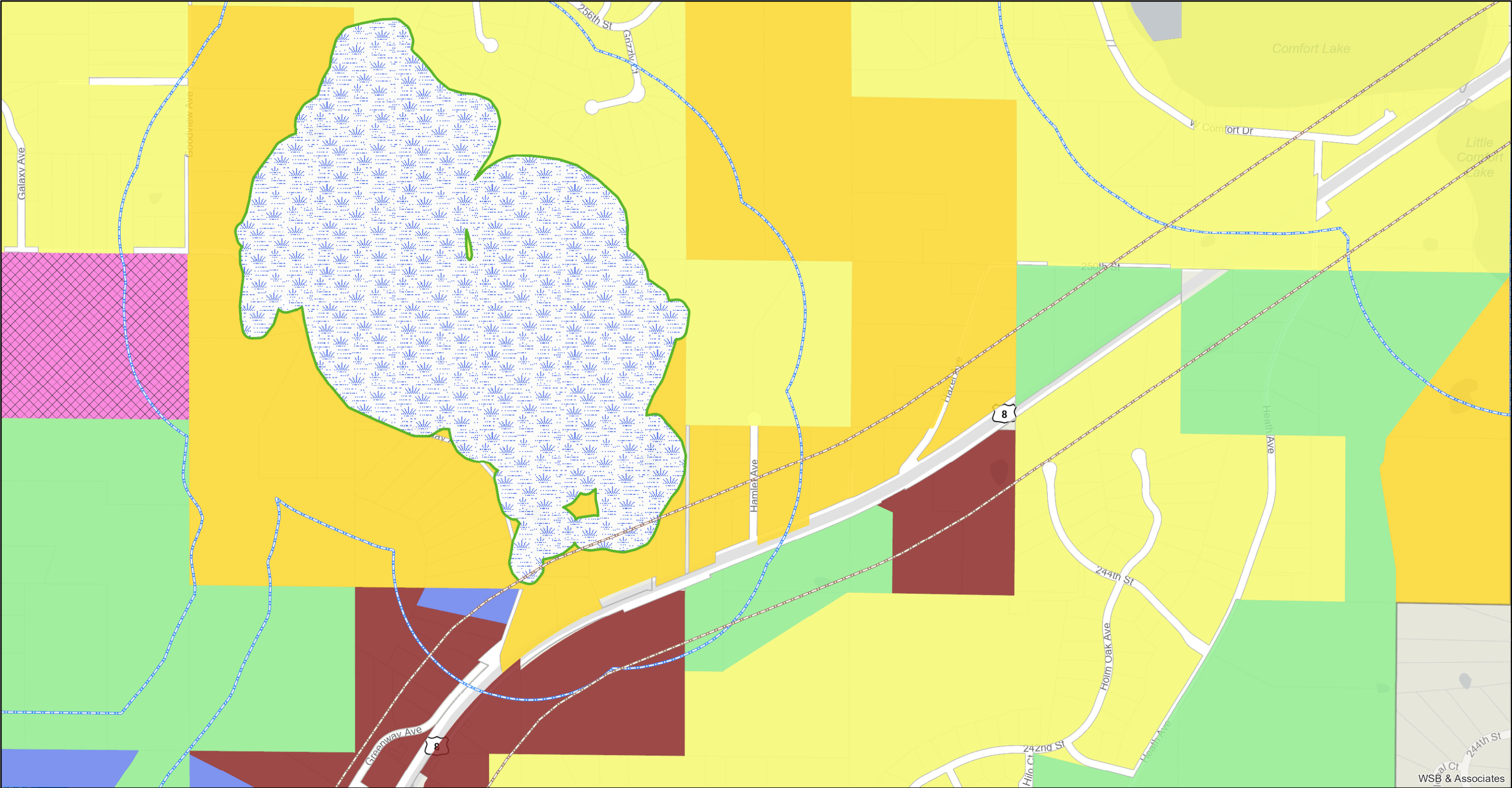


N
November 5, 2021
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Highway 8 Corridor Current Comprehensive Plan Map



Highway 8 Corridor Current Zoning



- | | | | | |
|--|----------------------------------|---------------------------|--|--------------------------------|
| | Carlos Avery Wildlife Perimeter | Zoning Designation | | R6 - Limited Multiple Dwelling |
| | Highway 8 Overlay District | | | C - Commercial |
| | Shoreland Management Overlay | | | CB - Central Business |
| | Required Wetland Buffers | | | OHC - Office and Health Care |
| | Significant Wetlands | | | I - Industrial |
| | Closed Landfill Restricted (CLR) | | | MXD - Mixed Use District |
| | | | | Parcels |

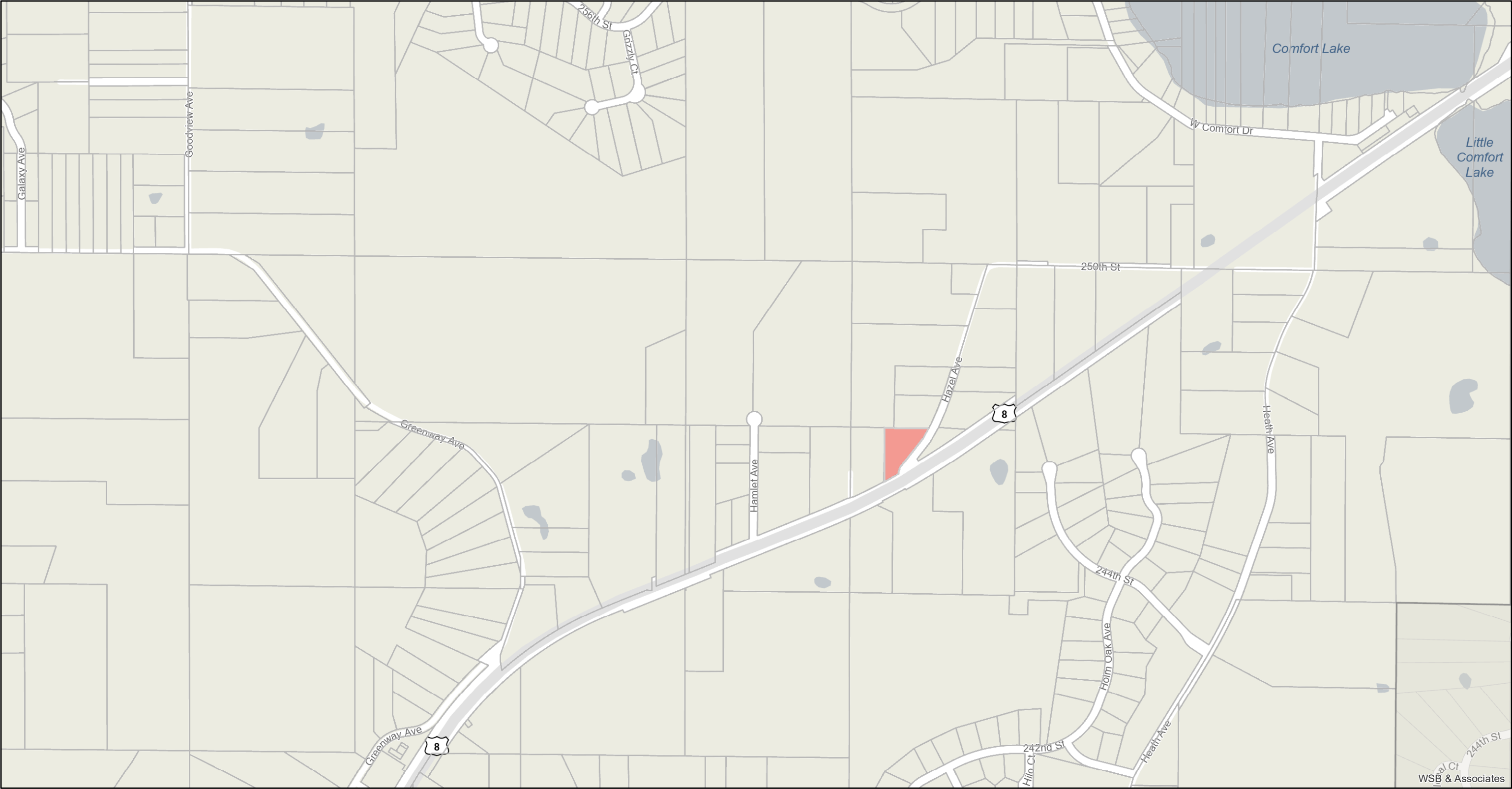
1 in = 752 ft



November 5, 2021

Map Powered By DataLink

Highway 8 Corridor Parcels



□ Parcels

1 in = 752 ft



November 5, 2021

Map Powered By DataLink





Project Update for Local Stakeholders

December 2020

Overview



About This Project

Chisago County is leading a project to get moving on identifying long-term solutions to improve safety and mobility along US Highway 8 from I-35 in Forest Lake to Karmel Avenue in Chisago City.

Engagement Events

Pop-up Events – June/July 2019

- Mike's Bait on 8
- Chisago City Farmer's Market
- Harmony in the Park
- Brinks Supermarket

Public Open House – July 2019

What We've Heard



IDEAL OUTCOMES

- Expand Highway 8 to four lanes
- Off road bike/walking trail
- Dedicated turning lanes



ISSUES AND PROBLEMS

- This is a very unsafe highway
- There are too many access points along Highway 8
- Cars often pass on the shoulder



IDEAS AND OPPORTUNITIES

- Consider advanced warning flashing lights
- Highway 8 could have a dedicated, grade separated bicycle lane
- Improve lighting along Highway 8
- Consider improvements to protect the environment/endangered species



Designing for Corridor Context

Hwy 8 Corridor Context



Highway 8 is an important interregional corridor that serves a variety of transportation needs. It is vital to sustaining local commerce and energizing future economic growth.



In recent years, Highway 8 has become increasingly strained due to high levels of daily commuters, large trucks hauling freight, and spikes in weekend recreational traffic.



A proliferation of secondary roads and private driveways provide direct access to and from Highway 8 which contribute to safety and mobility issues.



There have been a number a serious crashes in recent years, including 4 fatalities.

What do we need to consider?

- Roadway needs to serve local and thru trips.
- Roadway needs to be user friendly.
- Roadway should have parkway feel with lower design speed.
- Future access across Hwy 8 for walkers and bikers is important.
- Safety will be improved with reducing the number of access locations along Hwy 8.

Preliminary Corridor Options

	Greenway Ave	Hamlet Ave	Heath Ave	Pioneer Rd	James Ave	276 th St	Viking Blvd	Karmel Ave
Corridor Plan A:								
Corridor Plan B:								
Corridor Plan C:								
Corridor Plan D:								
Corridor Plan E:								
Corridor Plan F:								
Corridor Plan G	:							

Traffic Signal Control
 Minor Street Stop Control
 Reduced Conflict Intersection
 Signalized Reduced Conflict Intersection

Evaluation of Corridor Plans



Criteria		Description	Corridor Intersection Alternative Plans						
			Plan A	Plan B	Plan C	Plan D	Plan E	Plan F	Plan G
Project Needs	Vehicle Safety	Minimizes crashes							
	Vehicle Mobility	Meets acceptable overall LOS/delay (Year 2040)							
		Meets acceptable sidestreet LOS/delay (Year 2040)							
	Walkability/Bikeability	Provides ped/bike facility along Hwy 8	Bituminous Trail	Bituminous Trail	Bituminous Trail	Bituminous Trail	Bituminous Trail	Bituminous Trail	Bituminous Trail
		Minimizes pedestrian/ bicyclist exposure crossing Hwy 8	Marked crosswalk with pedestrian interval	Marked crosswalk with pedestrian interval	None	Marked crosswalk with pedestrian interval	Marked crosswalk	Marked crosswalk with pedestrian interval	Marked crosswalk with pedestrian interval
Project Needs Score			3.75	4.25	3.50	4.25	3.25	4.00	3.75
Other Considerations	Cost	Minimizes construction costs							
	Roadway Function	Promotes intended function of the corridor							
	Right-of-Way	Minimizes Right-of-Way needs							
	Maintenance	Minimizes ongoing maintenance needs							
Other Considerations Score			3.50	2.25	1.25	0.50	1.25	1.75	3.25
Total Score			7.25	6.50	4.75	4.75	4.50	6.25	7.00

Highest Ranked Plans

Legend:

Less Favorable



Moderately Favorable



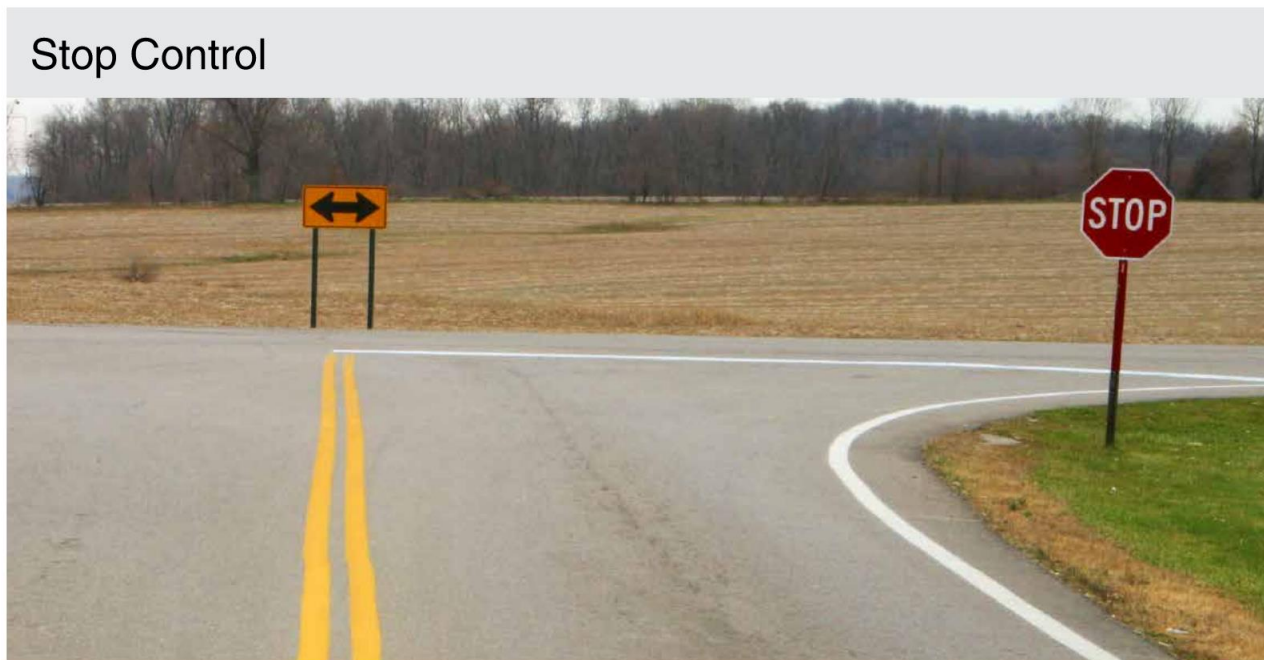
Most Favorable



Considerations for Intersections with Low Volumes on Local Roadways

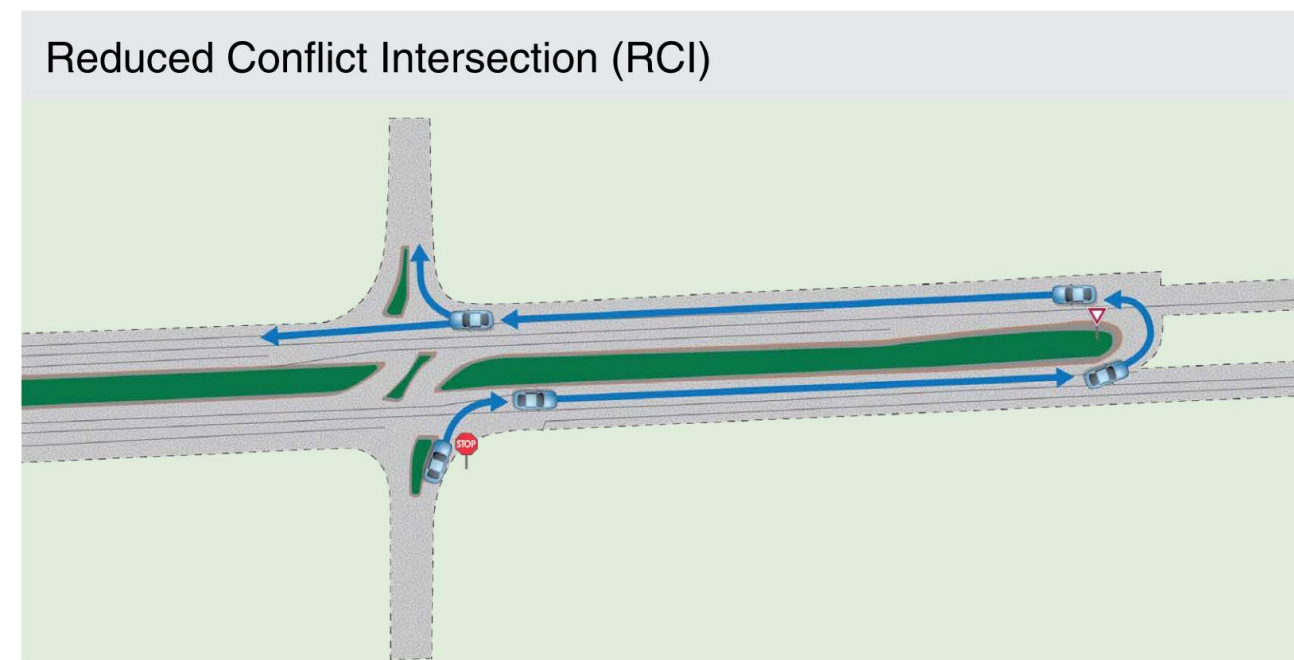
Minor Street Stop Control

- Addresses near- and long-term traffic needs
- More conflict points and higher risk for severe crashes
- Less cost, impacts and maintenance needs
- Best addresses future access and functionality of corridor vision



Reduced Conflict Intersection Control

- Addresses near- and long-term traffic needs
- Less conflict points and lower risk for severe crashes
- Increased cost, impacts and maintenance needs
- More applicable with wider highway median and higher mainline speeds
- Requires education for drivers as this is a unique intersection control treatment

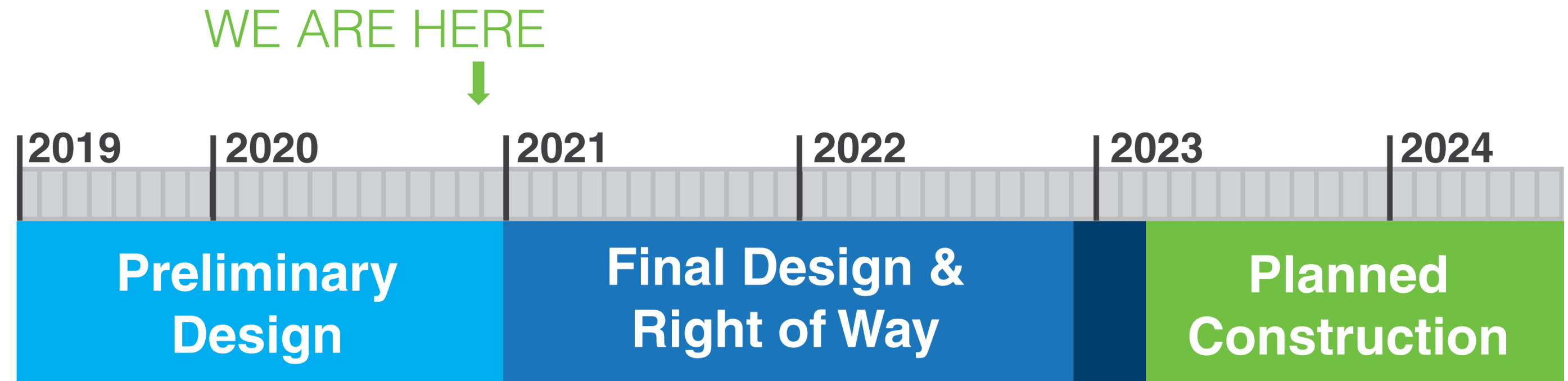


What is the City's role?



- Provide input on how the City envisions the character of the corridor.
- Review pedestrian & bicycle needs and goals as they relate to the City's goals and the proposed trail.
- Review and comment on the intersection options.
- Engage your Planning Commissions.
 - Review existing and proposed land uses along the corridor.
 - How can we help guide potential development and achieve City goals?
- Engage your Engineer and their transportation and planner staff.
 - Help to comment on City wants/needs/requests.
 - Analyze options from the City's perspective.
- Provide comments back to Joe.

Next Steps



Advertising & Bidding

Next Steps

- Refine proposed corridor concept and obtain agency approvals
- Complete Environmental Review process

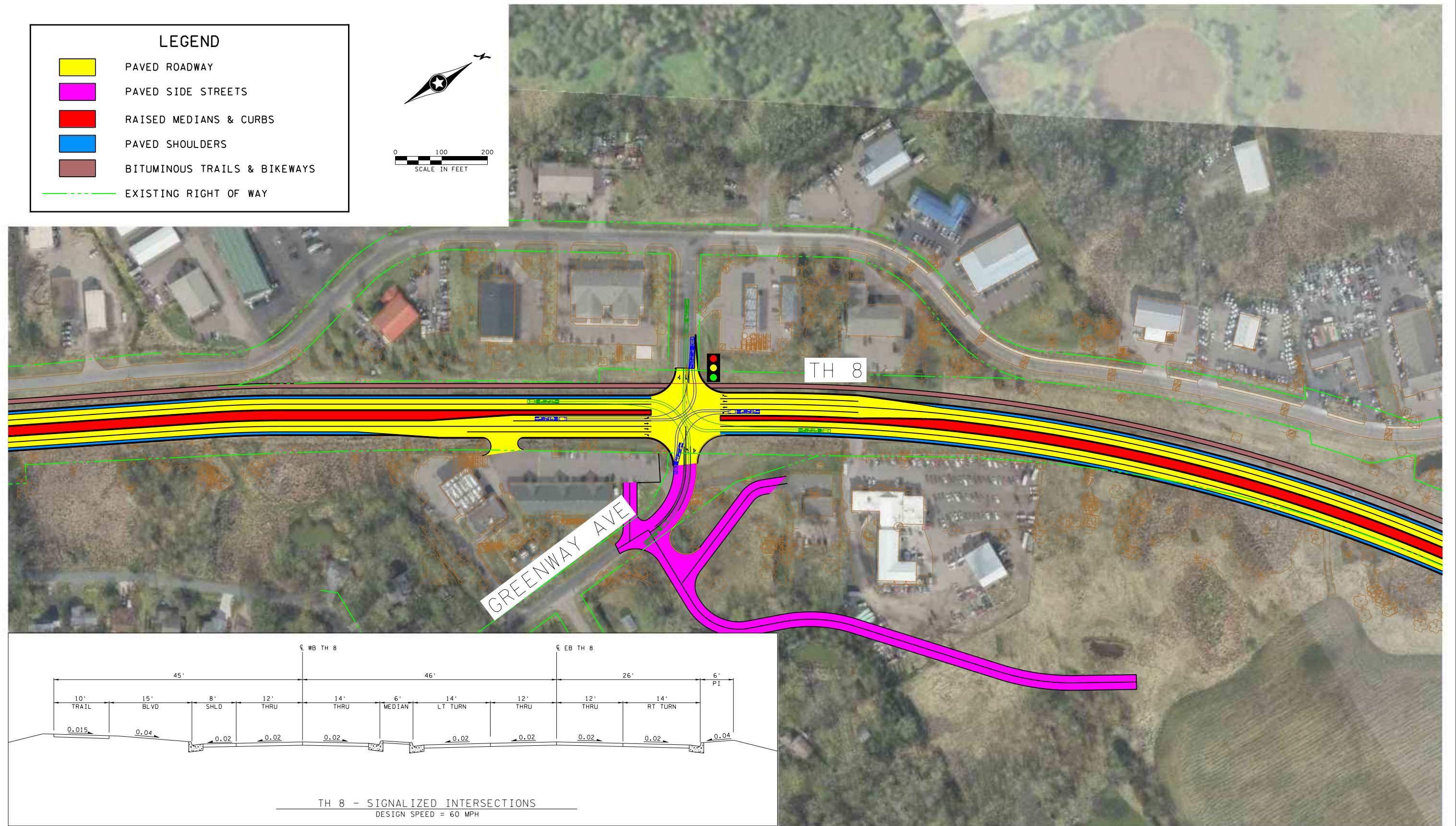
Contact Information



Joe Triplett, PE
Chisago County
Director of Public Works | County Engineer
(651) 213-8708
Joe.Triplett@chisagocounty.us



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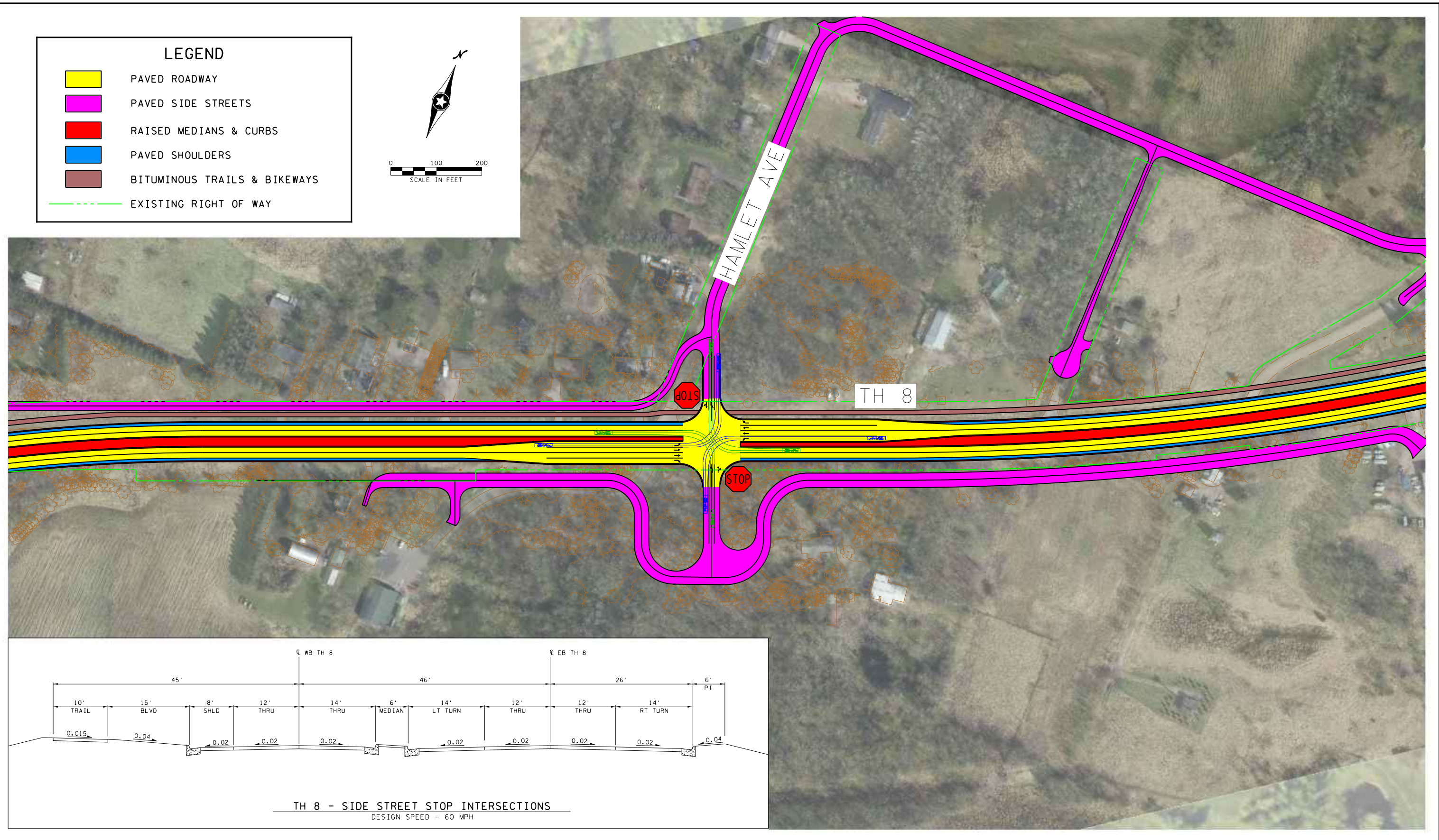


Trunk Highway 8 & Greenway Avenue
Signalized Intersection
Chisago County, MN

Job #
12/3/2020

Figure 1

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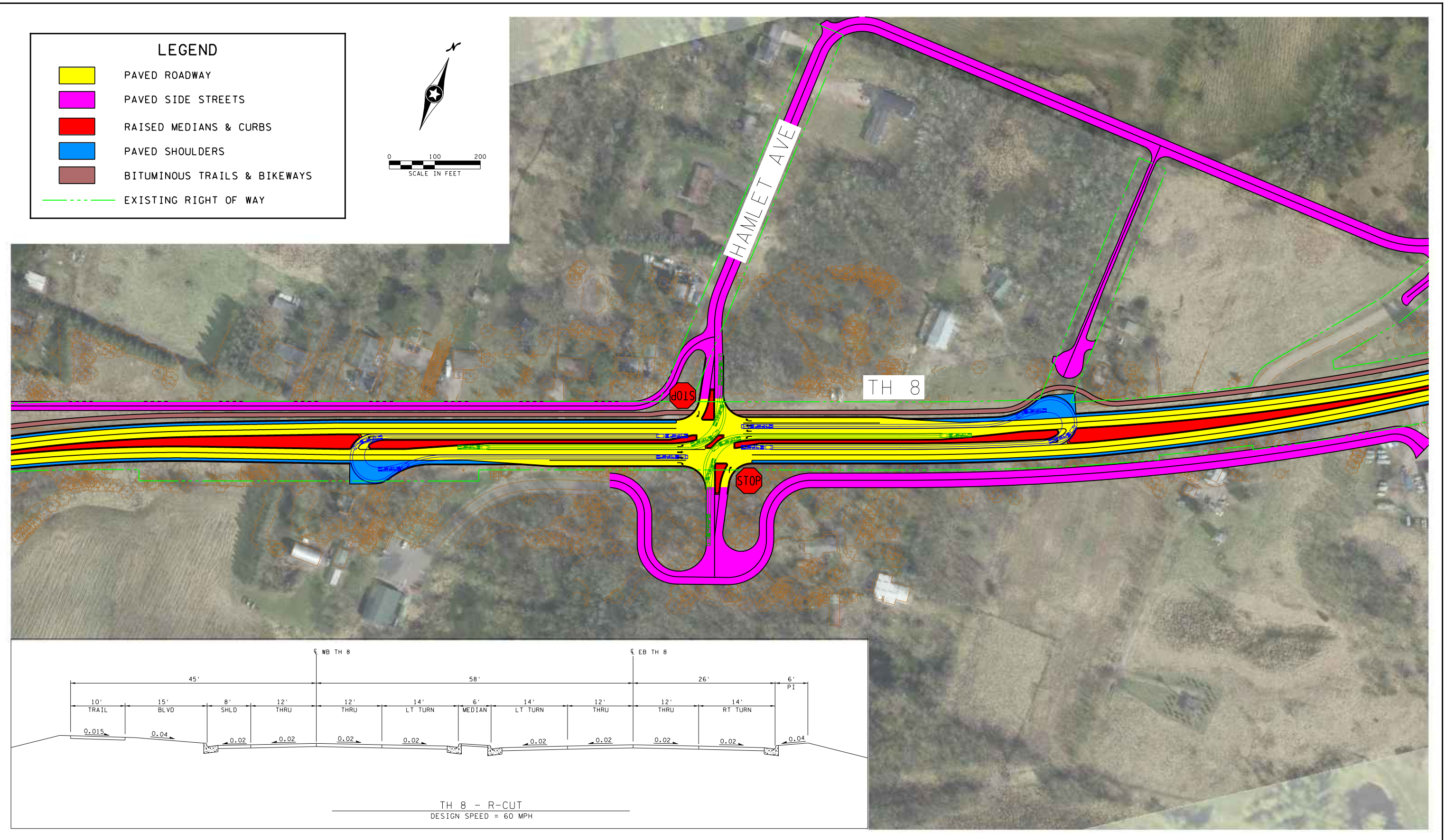


Trunk Highway 8 & Hamlet Avenue
Side Street Stop Intersection
Chisago County, MN

Job #
12/2/2020

Figure 2

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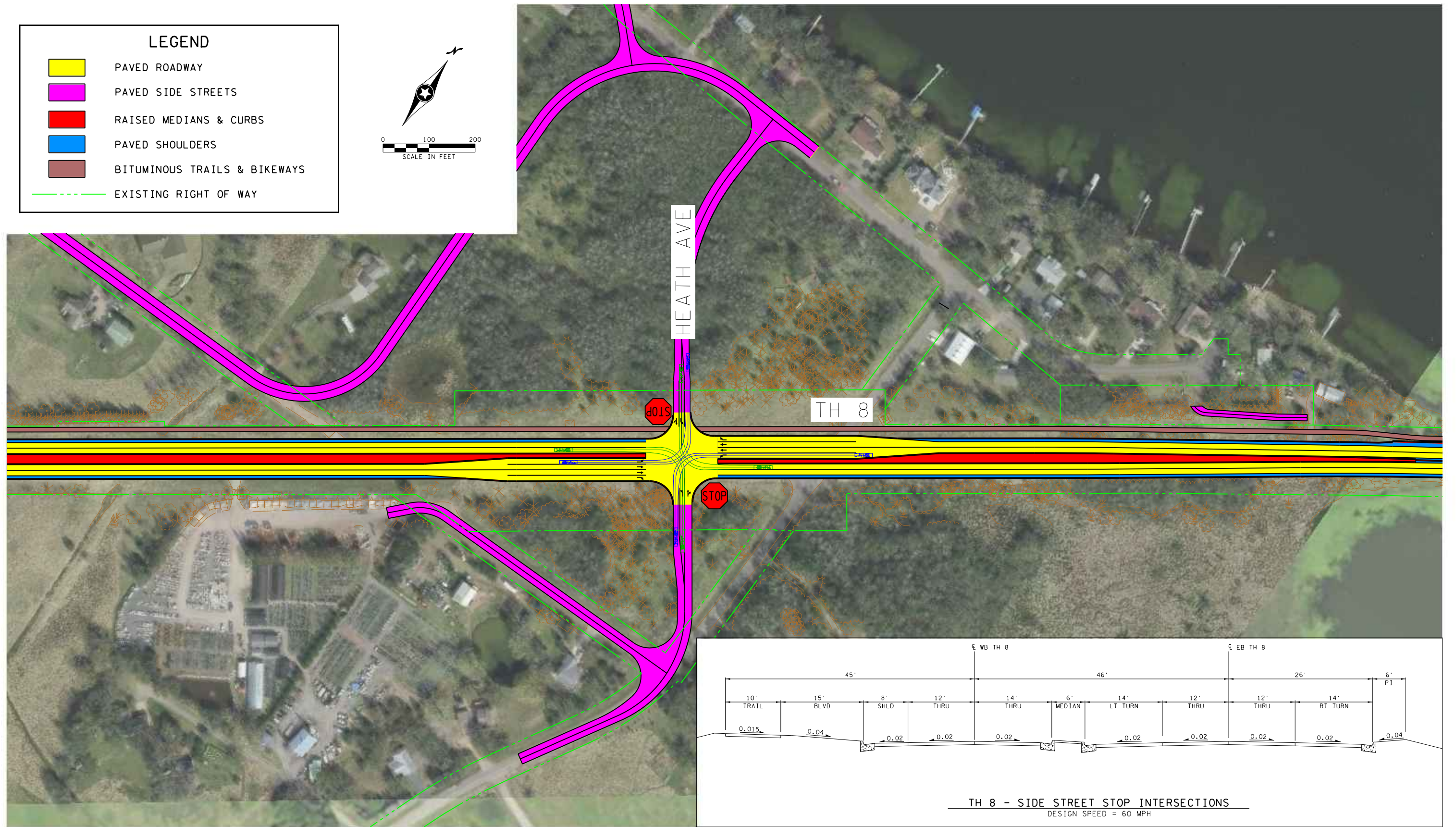


Trunk Highway 8 & Hamlet Avenue
RCUT Intersection
Chisago County, MN

Job #
12/2/2020

Figure 3

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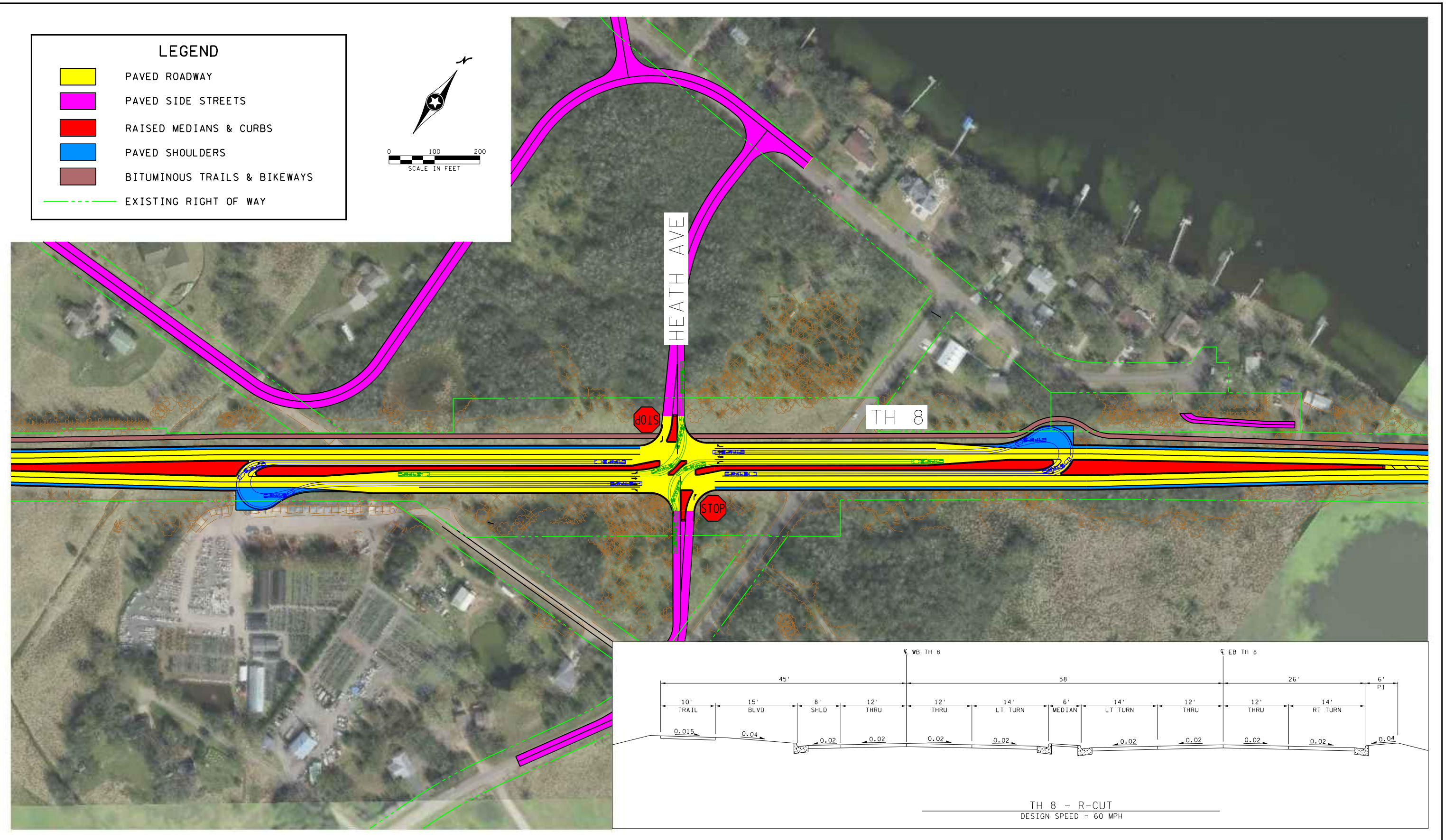


Trunk Highway 8 & Heath Avenue
Side Street Stop Intersection
Chisago County, MN

Job #
12/2/2020

Figure 4

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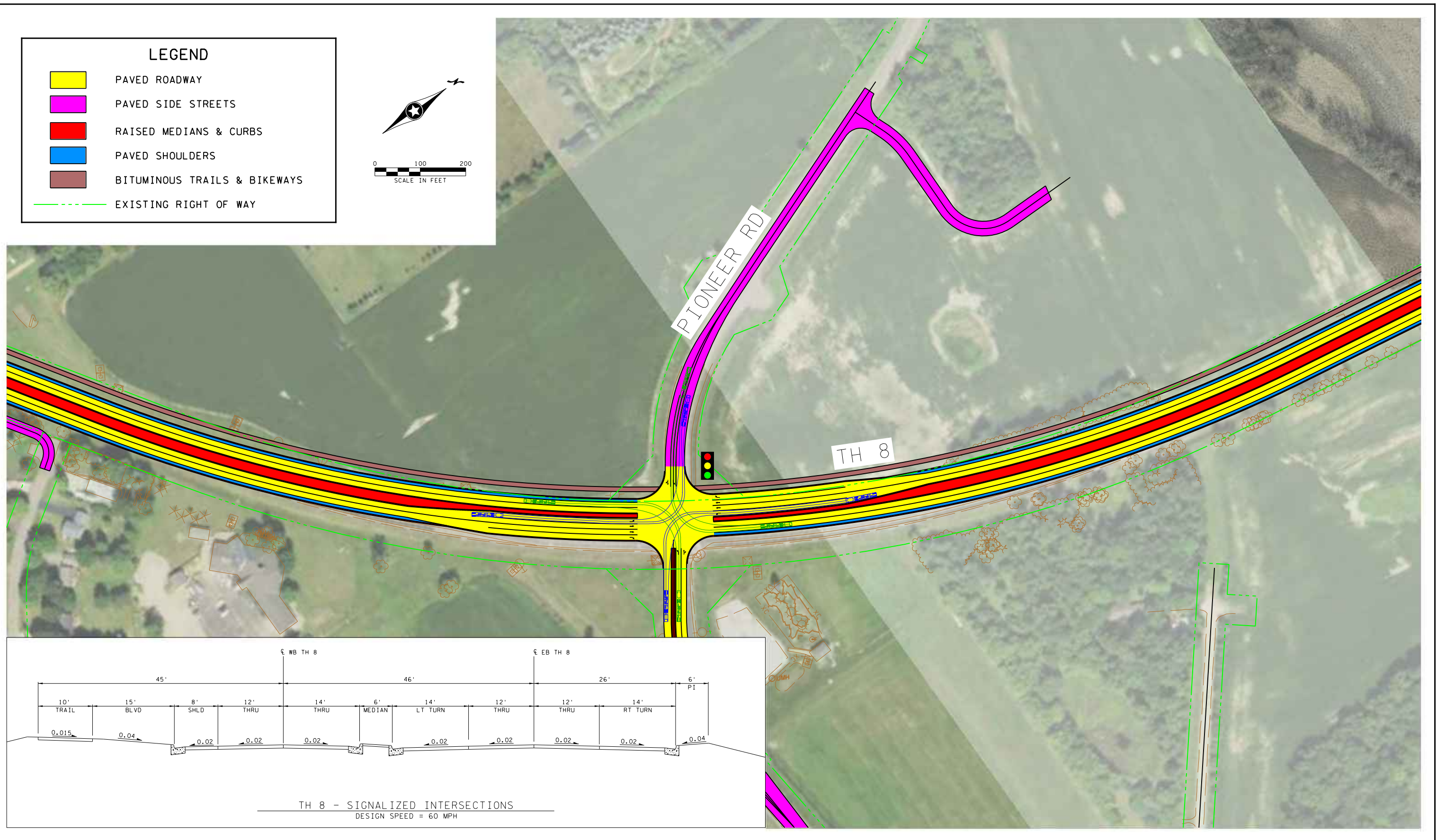


Trunk Highway 8 & Heath Avenue
RCUT Intersection
Chisago City, MN

Job #
12/2/2020

Figure 5

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Trunk Highway 8 & Pioneer Road
Signalized Intersection
Chisago County, MN

Job #
12/3/2020

Figure 6