

**APPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
MAY 10, 2022
7:00PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for May 10, 2022 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: None

Also Present: Fred Weck Zoning Administrator and Council Liaison Lisa Iverson.

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

Emily Honerbrink, 6506 Goodwin Lane, asked about the Katie's Glen development near her property and whether it was moving forward. She explained that one of the reasons they purchased their property was for the wildlife in the area and that she felt the plans included too many homes.

Zoning Administrator Weck explained that there was a sketch plan presented about one month ago for the Katie's Glen project, but the City has not yet received a Preliminary Plat. He stated that they do have plans to develop that property.

Chair Lobermeier gave a brief overview of what was discussed and reviewed by the Commission at the sketch plan phase.

APPROVAL OF MINUTES:

- 1. Consider approving the minutes of the "Regular Meeting" of the Wyoming, Minnesota Planning Commission for April 12, 2022**

A MOTION WAS MADE BY COMMISSIONER CARR, SECONDED BY COMMISSIONER MURDOCK, TO APPROVE THE MINUTES OF THE "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR APRIL 12, 2022 AS SUBMITTED.

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

SCHEDULED PUBLIC HEARINGS: NONE

NEW BUSINESS

2. Sketch Plan D-22-005 - Comfort Lake Overlook

Location: 260th Street between West Comfort Drive and Greatland Avenue

Applicant: High Pointe Land LLC, Kayla Gustafson

Owner: Norma Olson

Property ID Number: 21.10524.00

Joe Hartmann, WSB, gave a presentation regarding the residential subdivision being proposed by Kayla Gustafson/High Point Land, LLC, on behalf of the property owner, Norma Olson. He noted that the property is primarily farm land with some wetland and explained that the applicant is proposing 19 residential lots with 2 new roads that would access either 260th Avenue or 258th Avenue and would end in cul-de-sacs. He reviewed the zoning, as R-1 rural residential and the Comprehensive Plan guidance which is for very low density residential use. He stated that the lots will have their own well and septic systems on site. He reviewed the topography of the parcel and the possibility that it may reduce the amount of buildable area that will be available. He reminded the Commission that a sketch plan is an informal review and does not require action from the Commission and is explained that it was intended to provide some commentary to the applicant. He stated that the next step, if this project moves forward, would be the Preliminary Plat along with the parkland dedication.

Kayla Gustafson, High Pointe Lane, LLC, stated that they have been doing some work up in Chisago and are excited about the opportunity to work on a project in Wyoming. She stated that they have been working with the owner on plans for this property for about a year and explained that they are involved in the nearby Hunter Hill development. She stated that the idea is to provide housing that would be available at a lower price point to offset what is happening at Hunter Hill.

Commissioner West asked about the minimum lot size in R-1 zoning.

Zoning Administrator West explained that R-1 is 1 acre and R-2 is 2 acre.

Commissioner Murdock asked if the developer foresaw any environmental challenges with the old buildings and the materials that are in them.

Ms. Gustafson stated that they do not foresee any environmental challenges and explained that that the buildings are still in place. She stated that there is a lot of refuse on the property that will need to be removed and explained that if they were to find anything, they do have a clean-up plan in place.

Commissioner Murdock stated that he may be familiar with the contents of one of the buildings and cautioned the developer to pay attention and be cautious with the materials.

Ms. Gustafson noted that they had a few contractors come out to take a look at the property last year as they were putting together the purchase agreement, so they are aware that there are 'things' there that may need attention.

Chair Lobermeier stated that the staff report flagged some potential areas of concern such as the steep slopes and the tough grading that will be necessary.

Ms. Gustafson explained that they are working very closely with their engineer to ensure that they understand the placement and type of soil that will need to be done for the septic systems, that it is done appropriately, and that they have enough room.

Commissioner Murdock asked if they intended to use the balance of soils on site or if they would need to bring in fill.

Ms. Gustafson stated that their hope would be to use the balance of soil on site.

Chair Lobermeier asked about the reference in the staff report about a known periodic drainage issue immediately downstream of the proposed subdivision.

Mr. Hartmann stated that he was not sure what that was referencing and would need to consult with the City engineer to find out exactly what that issue would be.

Chair Lobermeier stated that he would like to make sure the applicant is aware of this situation and would also like the residents to know that if there were residents concerned about drainage, it has already been flagged by staff.

Commissioner Murdock asked if there would be a 150 foot setback from the creek.

Zoning Administrator Weck stated that he believed it was a 100 foot setback but would have to double check the details.

Chair Lobermeier reviewed the next steps in the process and encouraged the developer to continue to work with staff to identify or address potential issues.

Zoning Administrator Weck explained that the Joint Park Planning Board will be meeting on May 24, 2022 to discuss parkland dedication.

Chair Lobermeier noted that there were residents present in the audience and offered to allow them to give the Commission some feedback on this sketch plan, even though it was not a public hearing.

A gentleman from the audience stated the majority of the people in the audience were present regarding Katie's Glen.

Chair Lobermeier reiterated that Katie's Glen has gone through a sketch plan review, similar to what was done with this applicant, but has not yet presented a Preliminary Plat for the City to consider. He explained that at the Preliminary Plat level there will be a higher level of drawings and there will also be a public hearing. He stated that Katie's Glen did come in with a high number of lots planned at their sketch plan review and noted that the Commission had discussed that with the developer. He stated that the Commission had given them feedback so essentially the ball is in the developer's court for them to come back and show an official plan.

Zoning Administrator Weck explained that everyone within 500 feet of the property will receive a letter from the City letting them know the details about the public hearing.

Jackie Anderson, explained that she lived on Comfort Lake but was also the representative from the watershed district. She stated that she had questions about how the City interacts with the watershed district. She asked if this plan would be sent to the watershed.

Zoning Administrator Weck noted that he sends the sketch plan to them for comments.

Ms. Anderson stated that the drainage issue that was mentioned in the staff report has been present on 260th for years. She stated that every spring when there is a big rain, it ends up being like a river that comes down the hill and unfortunately it is typically before the grass has come up so much of the time it is just sediment washing down. She stated that she knows the watershed would like to talk about that situation with the City to see what can be done, for example, installation of some weirs. She stated that she was happy to hear that the developer was not planning on more urban roadways with curb and gutter. She stated that she is concerned, on a personal level, about the road going through the wetland area in the middle and thinks there may

be some ways that their engineers can help divert the road a bit and save damage to the wetland areas.

OLD BUSINESS: None

COMMUNICATIONS:

**3. Planning Commission Member Recommendation
Michael Naumann – 26136 Good Valley Road**

Chair Lobermeier noted Mr. Naumann's resume had been included in the packet and stated that he thinks he is an amazing candidate for the Commission.

The Commission discussed details from Mr. Naumann's resume related to his background and experience that they felt would be a benefit to serving on the Planning Commission.

A MOTION WAS MADE BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER WEST, TO RECOMMEND APPROVAL OF THE APPOINTMENT OF MICHAEL NAUMAN TO THE PLANNING COMMISSION.

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

UPDATES:

Chair Lobermeier asked for a status update on the Comprehensive Plan.

Zoning Administrator Weck stated that he is almost done with his review and will then pass it along to WSB. He stated that for the next meeting there will be a Preliminary Plat for Avery Place, the former Greenwood golf course site.

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER MURDOCK, TO ADJOURN THE MAY 10, 2022 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:31 PM.

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