

**APPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
DECEMBER 28, 2021
7:00PM**

CALL TO ORDER:

Planning Commission Vice-Chairman Murdock called the Regular Meeting of the Wyoming Planning Commission for December 28, 2021 to order at 7:01 PM

CALL OF ROLL:

On a Call of the Roll the following members of the Wyoming Planning Commission were present: Kevin Teel, Bryan Murdock, and Katie West

ABSENT: Chair Mark Lobermeier and Commissioner Roger Carr

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 December 14, 2021**

Vice-Chair Murdock noted a typographical error on the bottom of page one where the word ‘buy’ should be ‘by’.

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER TEEL, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR DECEMBER 14, 2021, AS AMENDED.

Voting Aye: Murdock, West, and Teel

Voting Nay: None

Abstain: None

Absent: Lobermeier and Carr

SCHEDULED PUBLIC HEARINGS: NONE

NEW BUSINESS: NONE

OLD BUSINESS:

- 2. 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

MOTION BY COMMISSIONER TEEL, SECONDED BY COMMISSIONER WEST, TO REMOVE PRELIMINARY PLAT: D-21-010 “RE-PLAT OF DIAMOND RIDGE” FROM THE TABLE FOR DISCUSSION.

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

Zoning Administrator Weck noted that Mr. Beckman has submitted a few letters to the City that extends the 60 day rule to January 19, 2022 which gives time for the Council to consider this proposal. He stated that Mr. Beckman also submitted a letter attempting to address some of the comments and concerns made by the Planning Commission at the September 28, 2021 meeting as well as a letter that they will put in curb and gutter and will take care of the stormwater. He stated that the City Engineer does not see any problems and is recommending approval of the preliminary plat with the condition that all the engineering comments be addressed. Staff is also recommending approval with the condition that the De Minimis wetland delineation application be completed.

Vice-Chair Murdock asked if the things outlined in the staff comments are reasonable and achievable.

Zoning Administrator Weck stated that staff is confident that the comments on potential issues can all be adequately addressed. He noted that that there will be significant changes made to the construction drawings, but the Preliminary Plat and lot layouts will not be substantially different.

Mr. Beckman stated that he thinks there has been a few instances of miscommunication during this process. He noted that it has been difficult to get the engineers to think outside of their standard box.

MOTION BY COMMISSIONER TEEL, SECONDED BY COMMISSIONER WEST, TO RECOMMEND APPROVAL OF PRELIMINARY PLAT: D-21-010 “RE-PLAT OF DIAMOND RIDGE”, LOCATED AT 261ST STREET AND EMERALD AVENUE BY APPLICANT – BECKMAN CUSTOM HOMES, LLC – CHARLES BECKMAN FOR PROPERTY ID NUMBERS 21-00040.01 – 21.00040.06, SUBJECT TO THE CONDITIONS LISTED IN THE STAFF REPORT, AND THE DE MINIMIS APPLICATION.

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

3. Comprehensive Plan Update – Next Steps and Timeline

Zoning Administrator Weck noted that he had put together an updated timeline for the Commission.

Vice-Chair Murdock suggested that any further discussion on the Comprehensive Plan wait until Chair Lobermeier can attend the meeting.

COMMUNICATIONS: NONE

UPDATES: NONE

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER TEEL, TO ADJOURN THE DECEMBER 28, 2021 “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:12 PM.

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