APPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
JANUARY 12, 2021
7:00PM

CALL TO ORDER:
Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for January 12, 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, Katie West, and Roger Carr

ABSENT: None

Also Present: Fred Weck Zoning Administrator, Mayor Lisa Iverson, and Council Liaison Brett Ohnstad

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 22, 2020**

   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 DECEMBER 22, 2020 AS SUBMITTED.

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

SCHEDULED PUBLIC HEARINGS: NONE

NEW BUSINESS

2. Planning Commission Reorganization:
   a. Chair

   A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER CARR, TO APPOINT MARK LOBERMEIER TO SERVE AS CHAIR OF THE PLANNING COMMISSION.

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

b. Vice-Chair

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER CARR, TO APPOINT BRYAN MURDOCK TO SERVE AS VICE-CHAIR OF THE PLANNING COMMISSION.

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

c. Joint Park Planning Board (will meet the second Tuesday of the month at 6:00 PM, if called)

A MOTION WAS MADE BY COMMISSIONER MURDOCK, SECONDED BY COMMISSIONER TEEL, TO APPOINT KATIE WEST AND ROGER CARR TO SERVE ON THE JOINT PARK PLANNING BOARD.

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

d. Meeting Rescheduling – None.

3. Planning Commission 2021 Goals, Initiatives, and Priorities

a. Complete the Comprehensive Plan Update

Chair Lobermeier stated that he believes this should be the Planning Commission's top goal for the year because of the length of time the City has been working on updating this document.

b. Zoning Ordinance

i. Rezoning of undeveloped parcels to match the Comprehensive Plan

Zoning Administrator Weck noted that as part of the Comprehensive Plan, there will be a new land use map needed.

The Commission discussed rezoning, non-conforming, and legal non-conforming uses in the City.

Commissioner Murdock suggested that the Commission add a goal of meeting a few times a year to meet with the other boards such as the EDA.

Mayor Iverson stated that the overall goal is to get together and have everyone look at maps and where the City is going. She stated that she is hopeful that they can hold in person meetings for this purpose rather than doing it virtually. She noted that the EDA is planning to be pretty aggressive in 2021 and wants to really know what the City has open and what they are planned for. She stated that she believes the main focus of the Park Advisory Commission will be to work on Swenson Park because of the large grant the City received.

There was Consensus from the Commission in support of the goals, initiatives, and priorities as suggested.

COMMUNICATIONS:

4. Highway 8 Project Update and Intersection Designs – Chisago County Engineer

Zoning Administrator Weck explained that Chisago County Engineer Joe Triplett gave a presentation to the City Council at their recent meeting. He stated that the County is looking at the final plans and would like comments and feedback from the Commission on what they are proposing.

Chair Lobermeier asked if it had already been determined that the intersections at Hamlet and Heath would not be signalized.

Zoning Administrator Weck stated that at this time, those intersections do not have enough traffic to justify signalization. He stated that some of the considerations are due to the limited space in the corridor until development may justify something different.

Chair Lobermeier noted that he understands the realignment location of Heath, but it goes right through an area that the City has zoned for mixed use, so this kind of chops that up into two pieces. He noted that at some point, this area will be serviced with sanitary sewer and is all guided towards commercial. He stated that the question is whether that be happening inside or outside of 20 years.

Zoning Administrator Weck stated that he believes it will probably be longer than 20 years and suspects the commercial uses in this area will be a lower water use and most likely something like office spaces.

Chair Lobermeier stated that given the land use, the concerns that he had about either intersection type is that there are two access points that will ultimately be to access commercial properties that will have full stop intersections that will cross a two-lane highway that he assumes will have 55 mph speed limits. He stated that, to him, is a challenge, and his feedback would be that he hopes they can be set up in a way that they could be signalized at some point in the future.

Mayor Iverson noted that the EDA looked at this yesterday and they felt it was important to get backroads over to this area so they could do some development and have easy on and off without having to turn onto Highway 8. She pointed out that most of the roads will be paid for by the State and the County and not the City.

Zoning Administrator Weck referenced the map on page 18 of the packet and reviewed the Tolzmann land that is for sale.

Chair Lobermeier stated that he believes Mayor Iverson's feedback was important and noted that he feels building Hamlet Avenue with a 90 degree turn rather than an intersection seems a bit odd to him.

Zoning Administrator Weck explained that this is near where the Cherry Hill development is located, so there is currently a cul de sac in this location.

Chair Lobermeier noted that there is the same situation when they get up to 250th and Hazel because they made that into 90 degree turn as well. He stated that he would like to see them build it as an intersection that would allow future extensions and does not have a 90-degree turn.

Commissioner West asked if there was any chance that Highway 8 could be built like Highway 36 is in the section from North St. Paul to Stillwater.

Zoning Administrator Weck stated that he did not think there would be money available to build in that fashion.

Commissioner West stated that she is not a big fan of the R intersection like what is in place at Viking Boulevard and Highway 65. She explained that her husband drives that way everyday for work and there are about 2 major accidents at that intersection every month.

Chair Lobermeier stated that another thing to keep in mind is that the intersection at Viking Boulevard and Highway 65 will have signals and the ones on Highway 8 will not.

Commissioner West reiterated that she is very leery about the safety of this type of intersection.

Commissioner Teel stated that he feels this intersection design takes up a lot of land for just a little bit of benefit.

Commissioner Murdock asked if the goal was to upgrade the highway to create better flow or for safety. He stated that if the goal was safety, he asked if they would be able to justify that the proposed intersections are safer.

Zoning Administrator Weck stated that he thinks the goal is both safety and better flow.

Zoning Administrator Weck will pass along the Commission's feedback to County Engineer Triplett.

OLD BUSINESS:

5. Comprehensive Plan Update – Discussion Regarding January 6th meeting

Chair Lobermeier noted that there had been discussion about the Commission just working on a raw text document and not worry about formatting and other things. He stated that once the review of the text document was completed it would be returned to the planners to add the final formatting and other details. He stated that there was also discussion about drafting a few vision statements that they would forward to the Council. He stated that he and Commissioner Murdock have volunteered to work on the draft documents for review.

Commissioner Murdock explained that the thought was that it may just be easier for the Commission to just start this document, work on it, make it ours and then turn it back over to WSB. He stated that he and Chair Lobermeier are working on the rough version of it and when they get it to the point where they feel it warrants getting everyone's input, they will then share it with the full Commission and get it all pulled together.

Chair Lobermeier noted that there are some places that are not changing at all such as water and sewer. He stated that he thinks this new approach is the fastest way for the Commission to make some progress. He stated that this is also a simpler way to look at the documents without all the previous redline versions which can make it confusing.

Commissioner Murdock stated that they would like to encourage the Commission to go back and take a look at the survey information and be prepared for the next meeting to discuss some of the notable findings.

Zoning Administrator Weck noted that he will pull that information together for the Commission. He stated that while he really likes how the Commission has decided to work on this document and move it forward, he wanted to remind the Commission that there are open meeting law requirements that must be upheld.

UPDATES:

Zoning Administrator Weck noted that he has been talking to quite a few developers and it looks like it will be a very busy summer.

Mayor Iverson encouraged everyone to check out the new website and look at some of the features that should make things easier and more transparent for the residents. She noted the story boards for the MS4 and the ability to go to Planning Commission or Council and pull up the agenda that is linked to pertinent staff reports.

A MOTION WAS MADE BY COMMISSIONER CARR, SECONDED BY COMMISSIONER TEEL, TO ADJOURN THE JANUARY 12, 2021 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 8:00 PM.

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