

**UNAPPROVED MINUTES  
PLANNING COMMISSION  
REGULAR MEETING  
CITY OF WYOMING, MINNESOTA  
OCTOBER 14, 2008  
7:00 PM**

**CALL TO ORDER:**

*Michael Thomas called the Regular Meeting of the Wyoming Planning Commission to order for October 14th, 2008 to order at 7:00 P.M.*

**CALL OF ROLL:**

*On a Call of the Roll the following members of the Wyoming Planning Commission were present: Michael Thomas, PJ Richardson, Commission Members, Frank Salava, Ken Meyers, Richard Gleason, Frank Storm, Buck Schott, Judy Coughlin, Mark Loebermeier, Theresa Sarff, Russ Goudge and Sean Wagner  
Absent: PJ Richardson, Rich Gleason, Tom LaBarre  
Also Present: City Administrator Craig Mattson, City Staff Member Robb Linwood and Building Official Fred Weck*

**DETERMINATION OF A QUORUM:**

*The Planning Commission Chairman determined a Quorum was present.*

**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 maybe deferred to staff for research and future Planning Commission Agendas if appropriate."*

**APPROVAL OF MINUTES:**

1. Consider approving the minutes of the "Regular Meeting" of the Wyoming, Minnesota Planning Commission for September 8, 2008.

**A MOTION WAS MADE BY PLANNING COMMISSION MEMBER MEYERS, SECONDED BY PLANNING COMMISSION MEMBER SALAVA , TO APPROVE THE "REGULAR MEETING" MINUTES OF THE WYOMING TOWNSHIP, MINNESOTA PLANNING COMMISSION FOR SEPTEMBER 8, 2008. WITH THE FOLLOWING CHANGES:**

*PC Member Judy Coughlin would like the following changes to the minutes:*

- *Russ Goudge's name is spelled incorrectly in all motions*
- *The second public hearing time for John Bergum Lot Subdivision is incorrect and*

*should be changed to reflect the correct time.*

- *The minutes approval for the Wyoming Township should be Labeled “Wyoming Township” not “Wyoming”*
- *In the minutes it says the Township Planning Commission use to meet on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesday of every month, it should be changed to the 1<sup>st</sup> and 3<sup>d</sup> Tuesday of every month*

*Voting Aye: Thomas, Salava, Meyers, Wagner, Sarff, Lobermeier, Schott, Goudge, Storm, and Coughlin*

*Voting Nay: None*

*Abstain: None*

## **SCHEDULED PUBLIC HEARINGS**

### **2. Preliminary Plat Peterson Estates**

1. Mr. Weck gave some background on the preliminary plat. The Peterson’s are looking to subdivide 33 acres from the original to a 5 acre parcel. The delineation has been reviewed by the cities wetland specialist and been approved. The city has not received any comments from the city engineer or city attorney and any future comments by them should be included in a motion. In the title block; Dimensional Standards (A), under Minimum Building Setbacks, the following information regarding the setback from the centerline of a county road is incorrect and needs to be deleted – "or 30 feet from the road right of way, whichever is more restrictive". On the drawing of the proposed lot the building setback line shown along Wyoming Trail (A.K.A. C.S.A.H. NO. 22) is shown at 100 feet from the centerline of the County Road. This line needs to be revised to be 135 feet from the centerline of the road. The created lot does meet all of the Township subdivision standards.

**The Planning Commission opens the Public Hearing at 7:07 PM**

*No Comments from the Public*

**Close the Public Hearing at 7:07 PM**

**A MOTION WAS MADE BY PLANNING COMMISSION MEMBER STORM, SECONDED BY PLANNING COMMISSION MEMBER SCHOTT, TO APPROVE THE SUBDIVISION/ PRELIMINARY PLAT FOR PETERSON ESATATES**

**AN AMMENDEMENT TO THE MOTION WAS MADE BY PLANNING COMMISSION MEMBER WAGNER, SECONDED BY PLANNING COMMISSION MEMBER SCHOTT, TO ADD THAT THE MOTION SHOULD INCLUDE CITY ATTORNEY AND CITY ENGINEER COMMENTS.**

*Voting Aye: Thomas, Salava, Meyers, Wagner, Sarff, Lobermeier, Schott, Goudge, Storm, and Coughlin*

*Voting Nay: None*

*Abstain: None*

*The final motion reads as follows*

**A MOTION WAS MADE BY PLANNING COMMISSION MEMBER SALAVA, SECONDED BY PLANNING COMMISSION MEMBER SCHOTT, TO APPROVE THE SUBDIVISION/ PRELIMINARY PLAT FOR PETERSON ESATATES AND THE TO INCLUDE CITY ATTORNEY AND CITY ENGINEER COMMENTS.**

*Voting Aye: Thomas, Salava, Meyers, Wagner, Sarff, Lobermeier, Schott, Goudge, Storm, and Coughlin*

*Voting Nay: None*

*Abstain: None*

## **NEW BUSINESS**

### **3. Roger Gierke – subdivision requirements**

Roger Gierke was present to discuss the current situation of a parcel that he owns at 5280 250<sup>th</sup> Street, Forest Lake, MN. Mr. Weck gave some background. The Township has a subdivision ordinance when land is conveyed to another owner and is smaller it must meet the subdivision standards. When the 12.5 acres Mr. Gierke purchased was recorded at the county it was created without subdivision approval. Mr. Weck created an affidavit regarding that the property was created illegally. The parcel needs to go through the subdivision process. The Planning Commission said that the property needed to be approved if it was joined it cannot stand alone and the subdivision process is necessary. Mr. Gierke does not understand why he should have to attach the 12.5 acres to his property or other spend upwards of \$3,000 dollars for the subdivision process. The consensus is that Mr. Gierke needs to either go through the subdivision process or combine the land to his existing land. A member of the PC believes that Mr. Gierke may need to take action on the parcel as soon as possible since not having the parcel a legal one is a misdemeanor based on city code. Mr. Gierke believes that the ordinance should be looked at when the City and former Township re-work the subdivision and zoning ordinances. The Planning Commission thanked Mr. Gierke.

### **4. Larry Rabel**

Mr. Rabel went before the planning commission to discuss to different parcels of land he has located on East Viking blvd and one located on Wyoming Trail. Mr. Rabel would like to know if the planning commission would consider changing the classification of these properties on the Land use plan as they finish review on it. Mr. Rabel would like to both properties changed from Low Density Suburban home in the Land use Plan. Mr. Rabel would like the Planning Commission to review his parcels and discuss the possibility of changing the use on his parcels to Medium and Higher Density Suburban Homes. The Planning Commission wants to know what Mr. Rabel would like to do with the land. He said he was thinking of Town Homes or Cottage Homes for single families and seniors. The Planning Commission questioned how large the parcel's Mr. Rabel owns. Mr. Rabel explained that the Parcel located on East Viking Blvd

was 2.3 acres and the other parcel is 2.8 acres located on Wyoming Trail. The Planning Commission asked if city services were available at this time. Staff and Mr. Rabel confirmed that services are available. . The Planning Commission will not take any formal action on this request, but will make note of it and look at the area as they complete the Comp Plan and Land use Plan. The PC thanked Mr. Rabel and let him know that the Planning commission would take his request was take under advisement for future consideration.

## **5. Bill Weber MFRA – Comprehensive Plan**

Bill Weber was present to discuss the completion of the City of Wyoming comprehensive plan. Bill had distributed an updated draft with utilities included from WSB. The updated draft also contained an updated Land Use Plan Map, now that the contested land between, Stacy, Wyoming, and Chisago City had been for the most part complete.

The Planning commission questioned Mr. Weber on how the final schedule for the completion of the comprehensive plan would move forward. Mr. Weber explained that the comp plan would need a final approval by the planning commission from there we would hold a public hearing and then have a final version adopted by the City Council. The planning commission suggested that they would like to have the public hearing at the planning commission meeting. The Planning commission asked Mr. Weber if the group had to do anything differently for adopting the plan now that they were a new city planning commission combined from city members and the former township members. Mr. Weber said nothing would change; the planning commission can move forward and adopt the plan as they see fit. PC suggested that the land use map may be re-evaluated especially industrial uses since the city does not have a large portion of land that was to be industrial due to the land going to the City of Stacy. Bill concurred that this would be appropriate; some places to look would be on the northwest side of the freeway, and along the northeast side of the city. The PC questioned the area on the north side of the city would be appropriate next to single family housing, next to Carlos Avery and poor visibility. The Planning commission feels that the area on the Northwest side of the city north of Pinehaven farms may be a better opportunity for industrial land use. Mr. Weck noted that the discussed area was considered for industrial usage on the former Wyoming Township comprehensive plan. The Planning commission also talked about the area on the northeast side of the city that is currently labeled for mixed use, if this could be used for industrial. PC members suggested changing that area from mixed use to industrial and the low density to the south into a mixed use.

The Planning Commission had a few more comments regarding the comprehensive plan. In the plan the sewer capacity is “not clearly defined”, this needs to be changed. The Planning commission would like to make sure that a setback around Carlos Avery is set as well for hunting regulations. The PC also wanted to stress to make sure the shore land ordinances are strong and consistent, especially in dealing with commercial and industrial developments near shoreland areas.

The timeframe for the completion of the Comprehensive plan was discussed. The next regularly scheduled planning commission meeting is October 28<sup>th</sup>, 2008. The agenda may be a bit busy with agenda items and the pc may not have enough time to look at the comp plan. It was suggested that a work session be held on the 29<sup>th</sup> of October for the comprehensive plan. Look at a public hearing on November 12<sup>th</sup>, if we were to have the public hearing possibly check with Maranatha and the School for a meeting place.

The Planning Commission asked Mr. Weber how long it would take to re-organize the Zoning Ordinances. Bill believes it would take about 6 months and he will provide more information regarding this after we complete the comprehensive plan. The Planning commission questioned whether the ordinances should be re-done from scratch or revised with township and city ordinances. Bill thought there was good from both the city and township zoning ordinances and they could be used and modified where necessary.

Members of the PC have two last revisions for the comp plan. The road on the north end of the map should be labeled 295<sup>th</sup> street and not 29<sup>th</sup>. Also, the references to School Lake and Birch Lake should be deleted, this land was sent to Chisago City.

### **OLD BUSINESS**

NONE

### **DISCUSSION AND UPDATES**

NNONE

**A MOTION WAS MADE BY PLANNING COMMISSION MEMBER GOUDGE, SECONDED BY PLANNING COMMISSION MEMBER SALAVA, TO ADJOURN THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR OCTOBER 14<sup>th</sup>, 2008 AT 9:15 P.M.**

*Voting Aye: Thomas, Salava, Meyers, Wagner, Sarff, Lobermeier, Schott, Goudge, Storm, and Coughlin*

*Voting Nay: None*

*Abstain: None*