

**UNAPPROVED MINUTES
PLANNING COMMISSION
WORK SESSION
CITY OF WYOMING, MINNESOTA
OCTOBER 29, 2008
7:00 PM**

CALL TO ORDER:

Michael Thomas called the Work Session of the Wyoming Planning Commission to order for October 29th, 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, Commission Members, , Ken Meyers, , Frank Storm, Buck Schott, Judy Coughlin, Mark Loebermeier, Theresa Sarff, Russ Goudge and Tom LaBarre

Absent: PJ Richardson, Rich Gleason, , Sean Wagner and Frank Salava

Also Present: City Administrator Craig Mattson, City Staff Member Robb Linwood, Building Official Fred Weck, and City Engineer Mark Erichson

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.”

NONE

3. MFRA Proposal for Amending City’s Zoning and Subdivision Ordinances

The Planning Commission questioned Mr. Weber if the Proposal was hourly. He replied “Yes”. Bill Weber- would like to reuse as much of old Township and City ordinances as possible, use certain pieces, write some new districts for zoning districts and subdivisions. Mr. Weber feels that the former Township’s zoning and subdivision ordinances are better he would most likely use that as foundation. MFRA would put together a draft of both subdivision and zoning and then have it reviewed by PC and then go to City Council and hold any necessary public hearings. Mr. Weber will move as fast as the public can, it all depends on how many meetings do you want to have, how much time in between meetings, and how much time for the public to review it.

The PC asked if there is a not to exceed amount. Mr. Weber replied “Yes”

The Planning Commission asked if the item fit into the budget.

Staff answered it would fit into the 2009 budget, would not be taken out of the 2008 budget.

The PC believes this is beyond what we had planned for and his is finishing the product of all the work already completed. Planning Commission members suggested any money spent here is money well spent, the ordinances are important and need to be in place.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER SCHOTT, SECONDED BY PLANNING COMMISSION MEMBER MEYERS, TO MAKE A RECOMMENDATION TO THE CITY COUNCIL TO APPROVE THE PROPOSAL BY MFRA TO AMMEND THE CITY’S ZONING AND SUBDIVISION ORDINANCES AND NOT TO EXCEED \$18,815.

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

Voting Nay: None

Abstain: None

5. Bill Weber MFRA – Comprehensive Plan

Modifications to land use map, most of west side of freeway from semi rural housing to commercial and industrial the line is somewhat jagged due to wetlands and Carlos Avery wetlands. There is also a commercial area located to the south of the industrial area on this northwest side of the freeway. The PC questioned if it is alright to have one a road one way in one way out for the proposed area of industrial, the fire chief always likes more than one access. Mr. Weber explained the road most likely would have to be rebuilt at some time, does not believe that the road should drive the land use for that area.

The other change on the land use map would be the area east of 61 on county road 30. We thought that the northeast side that Stacy had planned industry, they are not they are showing medium and low density housing on the east side. There industry is located on the west side of highway 61. The area is a mixed use in the orange area.

Members of the planning commission questioned why not have more commercial on Highway 8? Mr. Weber explained the land use plan can only see so far ahead, as we can see now as some of the parcels are wet or have housing on them currently, the major problem is access. The highway department will not allow accesses every 100 feet. We could have of have a large driveway that serves many commercial points. Planning commission said that a frontage road for the north side of Highway 8, a road has been in planned for 45 years from MNDOT, but there is no funding for the frontage road behind the commercial property. Staff responded last time we discussed and why we did not expand was the problem with highway 8 and the lack of frontage. It was the best we could do with the Highway 8 road until it is resolved. The Highway department is just as less likely to give access for Housing as for commercial. The three parcels behind the largest commercial piece on Highway might have potential? Why would we not show those parcels as commercial? Look at parcels west of the loan large parcel in the middle portion on Highway 8. PC - What about the parcel next to Comfort Lake on the north side of

Highway 8. The Comfort lake opposition would be great; the access is not great for access on Highway 8. There is a 25% impervious rule for the space. Would office be a possibility or Townhomes? The parcel being discussed is about 30 acres. Mixed use might be the best usage there? There was opposition before. Some PC members believe that it should be left as single family on the 30 acre parcel. Straw poll, who would like to see it high density about half and half would like to see lower density. Change the parcel to Medium High density for now. Some believe there is a strong argument high density would be attractive. Just do the one 30 acre parcel for now.

The Planning commission Brings up the Rabel property. There is a great deal of debris on the property. Building on it might not be the worst idea or to facilitate development to clean that up. We could change the lots to the higher density; does Mr. Mandershein have any thoughts? He stated that he is not sure at the time. PC - somewhat inclined to leave as lower density, and if the owner wants to come in and try to rezone it we can go through the public hearing process and let his neighbors and people have input. It seems the general consensus is to leave the parcel low density and then let him try to rezone the property in the future based on his proposal, possibly a PUD. Leave the parcel with its current zoning on the land use map

PC - Why the mixed use next to the church. One Idea of making the eastern 80 acres high density housing and the west could be commercial, but we were not sure and mixed use seemed appropriate. It is a great dry site. This could be a good spot for senior housing or high density housing. The mixed use makes sense, especially with the stop light possibly going in near 250th and Maranatha. One member does not believe that the commercial is necessary on the south end of town, believes there is enough on the north end of the city. Multi Family housing or a mixed use may be alright not just commercial. The mixed use would buffer that.

Bill Weber suggested the western office and health care business, more professional offices, and then have high density housing on the east side. The mixed use opens the door to more retail. When we do the ordinances we will make sure its conditional use for retail. Maranatha's has been expanding and they still have 30 acres on their own property. PC suggests to make it so any type of business in the mixed use or development is done by CUP. All agree.

The Planning Commission would like the updated changes shown in the next draft of the land use plan and would like to go ahead with the changes made tonight

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER STORM, SECONDED BY PLANNING COMMISSION MEMBER GOUDGE, TO APPROVE THE CHANGES THAT WERE MADE ON THE COMP PLAN AND LAND USE PLAN.

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

Voting Nay: None

Abstain: None

Mark Erichson – Comp Plan and Utility Plans

Since the annexation has proceeded, we know what we have to work with and can move forward realizing our borders. The Land use plan needs to be completed and not continually changing. Now that it has the completing the comprehensive Sewer Plan should be easier.

The main sewer pipe capacity is known and what we can do. We installed and paid for the most part of the pipe. WSB is very confident with the capacity numbers that they have prepared and they are still may be on the conservative side. We should have the ability to serve the entire community. There is existing infrastructure on the map not showing around Fairview and the sanitary sewer will extend to the proposed Xccent development.

There are challenges to the existing infrastructure, it was not designed to expand sanitary sewer all the way and into the township with some of the current infrastructure in the city. This can be accomplished though. With the possible construction of Innsbrook Ave on the east side of the city at some point it may work its way down to 250th street. Mark there is a property east of Polaris, the property owner would like to be hooked up to City sewer. The Chisago County joint sewer treatment committee currently does not own the line but is trying to attain it.

Mark - The sanitary sewer has to start into East Viking. As part of the agreement with Chisago City there may be a possibility of using some infrastructure from Highway 8 and into the southern portion of the city. There are 6 provisions to be completed to have sewer, has to be petitioned, once they have it available they have 5 years to connect. PC - Why do we not want to own the line near Polaris - Reason being it is a joint community's pipe.

The Planning Commission had a question regarding - Page U3, the existing Wyoming interceptor is 7 million gallons per day, but the capacity is not clearly defined at this time.

Once the comp plan is finished we will be able to say something more definitive about the capacity of the line. Liberty Lane, does it create a pinch point? Mark says yes it is constructed to less than a degree than what is necessary by the met council requirements and standards. We may ask Chisago to redo that section of the road. With Chisago City Capacities problems and the addition of another trunk main necessary to handle their sewer how will Highway 8 work for us? We will have chances to work with Chisago on this.

The Planning Commission then asked about water in the City

Mark an essential treatment facility may be an answer eventually or individual treatment centers at wells. WSB will research this and public works would like to see one individual treatment center. Costs of 24 inch mains can be costly and trunk charge would be one way to recoup fees. Look at 12inch mains and have multiple treatment centers, much more labor intensive and more overhead on materials. Well #2 is running only at 50% because of Radium levels. Possibly have a well on the northwest side of the freeway in that development. Would that replace or just be an additional tower? Mark says it could be eliminated or kept. Blue spots on maps are proposed water towers for region. 1st year we would get close and a second year the water model would be completed

THE FOLLOWING ARE ITEMS IN THE PLAN THE PLANNING COMMISSION QUESTIONED

PC questions LU12, item 7, should we say that the plan is still being completed This should be looked at.

PC - can fine tuning of this be completed for Comp Plan? WSB is confident it should be able to reach goals

PC - any comments overall?

S9- Number 3 does not exist, MNDOT has no more money for it. Hamlet and Hale will not be going forward. Please removed this section of the land use plan.

LU17 - Sidewalks, have a sentence on street lighting in this section. Lighting on 273rd Street is awful, should be addressed.

LU20 - City Sign ordinance - Look at, and the City does not allow billboards.

P3 - Tolzmann Park exists now

LU20 - Shoreland Areas – All Changes have been made.

Trails System for City - please not that motorized vehicles, snowmobiles and atv's and Pedestrians do not mix. The Planning Commission would like to see more details on this.

The PC asked if the city needs to have water, sewer, storm water and utilities in plan? Bill said yes and Mark agrees, but it can be just a general plan, not the detailed plan.

Meet on the November 12 for the final look on the comprehensive plan. The meeting will be held on Wednesday, November 12th, instead of Tuesday, November 11th due to the holiday and City offices being closed.

Still have Regular Scheduled meeting on November 25th. And try to have public hearing/open house on December 9th for Comp Plan.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER GOUDGE, SECONDED BY PLANNING COMMISSION MEMBER MEYERS, TO ADJOURN THE “WORK SESSION” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR OCTOBER 29th, 2008 AT 9:15 P.M.

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

Voting Nay: None

Abstain: None