

**UNAPPROVED MINUTES
PLANNING COMMISSION
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
MAY 7, 2007
7:00 PM**

CALL TO ORDER:

Michael Thomas, Planning Commission Chairman, called the Regular Meeting of the Wyoming Planning Commission to order for May 7, 2007 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: Chairman Michael Thomas, Commission Members Rich Gleason, PJ Richardson, Frank Salava and Council Member Liaison Gary Menne.

Absent: Meyers

Also Present: City Administrator Craig J. Mattson, Council Member LaBarre and City Staff Member Robb Linwood

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.”

“NO COMMENTS RECEIVED”

APPROVAL OF MINUTES:

- 1 **Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for April 2, 2007.**

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER SALAVA, SECONDED BY PLANNING COMMISSION MEMBER GLEASON, TO APPROVE THE “REGULAR MEETING” MINUTES OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR April 2, 2007.

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Voting Aye: Gleason, Salava, Richardson and Thomas

Voting Nay: None

Abstain:

2 Consider approving the minutes of the “Special Meeting” of the Wyoming, Minnesota Planning Commission for April 17, 2007.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER SALAVA, SECONDED BY PLANNING COMMISSION MEMBER GLEASON, TO APPROVE THE “SPECIAL MEETING” MINUTES OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR April 17, 2007.

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Voting Aye: Gleason, Salava, Richardson and Thomas

Voting Nay: None

Abstain:

ACKNOWLEDGE RECEIPT OF REPORTS OF OFFICERS, BOARDS, COMMISSIONS AND DEPARTMENT HEADS:

2 City Staff Report to Planning Commission

OLD BUSINESS: NONE

NEW BUSINESS:

PUBLIC HEARING

3. Rick Boschee – Lot Split/Subdivision

The Public Hearing Opened at 7:04

Carol Wersba – Will the Development that was approved still be the same number of units. Yes

Laurie Olson – questioned the letter that was sent out notifying the public hearing. She was not sure if it pertained to the development that was approved on the site or a lot split.

Curt Windingstad – Believes that he did not receive a letter on the lot split and should have. (The City looked into this and found it had the name of the past resident for Mr. Windingstad address)

Close Public Hearing 7:20

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER GLEASON, SECONDED BY PLANNING COMMISSION MEMBER RICHARDSON, TO APPROVE THE LOT SPLIT/RE-SUDVISION (1 acre split from 19 acres) OF PROPERTY OWNED RICK BOSCHEE

Voting Aye: Gleason, Salava, Richardson and Thomas
Voting Nay: None

4. Trailhead Land Development – Final Plat

Trailhead Land Development – Present were Jonathan Bruntjen and Jim Peterson

Chair Michael Thomas steps down from the Planning Commission for this item.

The City explained that the phase 2 portion of the development would have to show utilities to be approved and could be by the City Engineer at a later time. The city clarified that the easement that runs across the site to the land to the north must be maintained. The City explains to the developer that the City would like to see a more detailed Landscape plan on the area that stretches parallel to County Road 30. The developer has already provided landscape plans for the main entrance and says it can provide detailed plans for the east side of the property. The developer wanted to make the planning Commission aware that these buildings main purpose is for businesses; they already have 10 perspectives businesses for the development. The Secondary Access for the development located across from 274th st. is currently under consideration form the County. There will be a railway commission meeting at Chisago County on May 23rd to discuss the access. The Planning Commission brought up the question of WAC/SAC charges and how they will work with the units. The Developer explained that the wac/sac would be stubbed in near the building, but not connected unless the builder would want it connected at the time of the build. The City Is concerned that some people may try access the system illegally. The Developer said that one possibility as well would be to have someone that is part of the association do yearly inspections on units to make sure no-one has accessed the utilities illegally. The developer also thinks that their would be enough traffic in the development that people would notice is someone was trying to illegally access the water/sewer. The City explains to the developer that it would be advantageous to have users hook up to the water/sewer right away. The City would charge the user wac/sac units depending on user. The City Engineer would be able to calculate these units. The Planning Commission would like to see that the developer would have to have 4 models on a spec basis for the water and sewer.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER SALAVA, SECONDED BY PLANNING COMMISSION MEMBER GLEASON, TO APPROVE THE FINAL PLAT FOR “WYOMING BUSINESS BARNS” WITH THE FOLLOWING CONTINGENCIES.

- **Contingent on Engineer comments and City Attorney Approval**
- **WAC/SAC Fee would be charge when building permit was issued.**
- **Association or Developer would have possible inspection to insure no illegal hookups to Water or Sewer**
- **Developer would have to you 4 models on a spec. basis**
- **Landscaping plan along county Road 30**
- **Phase 2 of project must be approved by City Engineer**

- **Minimum of the 3 large buildings along County Road 30**
- **2 out of first 4 units of development will have water and sewer.**
- **Completed Developer agreement to satisfaction of City**
- **Completed Purchase agreement with developer for land that project is located.**

Voting Aye: Gleason, Richardson, and Salava

Voting Nay: None

Abstain: None

ADJOURN

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER RICHARDSON, SECONDED BY PLANNING COMMISSION MEMBER SALAVA, TO ADJOURN THE APRIL 2, 2007 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 8:10 P.M.

Voting Aye: Gleason, Richardson, and Salava

Voting Nay: None

Abstain: None