

**PLANNING COMMISSION
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
AUGUST 25, 2009
7:00 PM**

CALL TO ORDER:

Planning Commission Chairman Frank Storm called the Regular Meeting of the Wyoming Planning Commission of August 25, 2009 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: Frank Storm, Mark Lobermeier, Judy Coughlin, Ken Meyers and Sean Wagner

Members Absent: None

Also Present: Staff Member Fred Weck and Council Liaison Roger Elmore

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 members of the public spoke.

APPROVAL OF MINUTES:

1 Consider approving the minutes of the "Regular Meeting" of the Wyoming, Minnesota Planning Commission for August 11, 2009.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER WAGNER, SECONDED BY PLANNING COMMISSION MEMBER MEYERS, TO APPROVE THE "REGULAR MEETING" MINUTES OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR AUGUST 11, 2009 WITH THE FOLLOWING CHANGES.

- a. New Business, second paragraph, change to read: Commissioner Wagner expressed concerns of the impact on existing local streets from increased traffic counts to the local streets from closed Highway 8 accesses and from the proposed frontage roads, especially at Greenway Avenue.
- b. New Business, first paragraph, change "done two" to "down to".

Voting Aye: Storm, Lobermeier, Coughlin, Meyers and Wagner

Voting Nay: None

Abstain: None

PUBLIC HEARINGS

2 Conditional Use Permit

Charter School in the Rural Residential I District N.L.A. Building Company: North Lakes Charter Academy

A presentation was made to the Planning Commission by Ken Stone and John Brandel of the Kodet Architectural Group, Ltd. and Jackie Sanders, Director of the North Lakes Charter Academy. Stone began the presentation by stating that the school currently has 300 students in grades 5 – 11 this year with plans to include 12th grade so that the school will be a complete middle and high school. The reason that the school chose the location at the southwest corner of Highway 61 / Forest Blvd. and the currently being constructed 257th Street was because of Heims Lake, access to Highway 61, proximity to Wyoming Elementary School, the ability to have the school face south, and the green space available for use by the students. Changes were made from last years proposed plan, to include; separated, off street, drop off locations for the buses and parents; removal of the baseball field because of questions about existing right-of-way locations; movement of the infiltration basin to allow more play area for the children; and rain gardens were added to pre-treat stormwater run-off from the roof of the school. The floor plan for the school has the middle school students in the west wing and the high school students in the east wing, with the gymnasium and school offices in the center. Sanders stated that the school has a strong music program and that performances will also be held in the gym. Commissioner Storm asked when the school will be open, whether there will be evening activities, and staffing, Sanders responded that the school will open at 7:30 am, and classes will let out at 2:10 pm, that there will be evening activities, and that there are 30 staff members.

Commissioner Wagner expressed concerns about snow storage melt off possibly entering Heims Lake without treatment, and turf grass management and the impact of fertilizer on Heims Lake. Sanders responded that they have asked the Audubon Society to be their charter school partner, because the school wants to be environmentally conscience and also wants to protect the lake.

Commissioner Wagner questioned whether the proposed rain gardens are large enough, whether the parking on the west property line needs to be screened, and concerns about light trespass from the lights in the parking lot on to the neighboring property to the west.

Commissioner Lobermeier questioned the location of the infiltration pond in a potential right-of-way and whether it would be possible to discharge to a regional pond. Commissioner Lobermeier also asked about the grading plan for the soccer field, which includes an area of the site that slopes towards the lake. Stone replied that a retaining wall would be constructed there so that grading impact will be less. Weck advised that the slope to the lake is not a bluff area.

Commissioner Wagner expressed concern with the parking and bus drop off area and its ability to accommodate the school when it reaches its ultimate build out and students that would rather drive to school than ride the bus. Sanders replied that student driving will be a privilege the student will need to earn and that school will focus on safety when evaluating student parking.

Commissioner Meyers questioned the building materials for the school and whether wood will be used in its construction. Stone replied that they had changed from wood studs to steel studs, but the roof truss system will be constructed of wood. The gymnasium will be concrete block with a steel joist roof system, and the building will be fully sprinkled. Weck stated that the

proposed type of construction is allowed by the state building code and that exiting and getting people out of the building quickly is as important as the type of construction.

Commissioner Storm opened the Public Hearing at 8:05 pm, there being no public comment the hearing was closed.

The commissioners discussed the conditions for approval recommended by staff.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER WAGNER, SECONDED BY PLANNING COMMISSION MEMBER MEYERS, TO RECOMMEND APPROVAL OF THE NORTH LAKES ACADEMY CHARTER SCHOOL'S CONDITIONAL USE PERMIT BASED ON THE FINDINGS THAT THE STANDARDS FOR THE CONDITIONAL USE PERMIT HAVE BEEN MET AND SUBJECT TO THE FOLLOWING CONDITIONS:

1. That a development agreement is signed prior to construction beginning on the site.
2. That the grading and drainage plans are approved by the City Engineer prior to construction beginning on the site.
3. That a permit shall be obtained and / or, address any comments received from the Comfort Lake / Forest Lake Watershed District prior to construction beginning on the site.
4. That an NPDES permit is obtained from the MPCA prior to construction beginning on the site.
5. That a bike path on the south side of 257th Street to the Sunrise Prairie Trail is constructed as a part of the site improvements.
6. That lighting for the site shall comply with the Zoning Ordinance.
7. All mechanical equipment on the ground or roof, such as heating or air conditioning, shall be screened on all sides so as not to be visible from public streets or adjoining property.
8. The site shall be developed in substantial compliance with the approved site plan.
9. All applicable City codes, ordinances and policies as well as any applicable County, State and Federal regulations shall be complied with prior to construction beginning on the site.
10. Administrative review of concerns raised by the Planning Commission during the public hearing, including:
 - a. Rain garden sizing.
 - b. Plowed snow storage and its effect on Heims Lake.
 - c. Whether regional storm water ponding is available.
 - d. Verification that parking lot lighting does not trespass on to neighboring properties.
 - e. That the proposed location of the infiltration pond is not within a right-of-way.
 - f. Traffic impacts from the configuration of the bus and parent drop off areas.

Voting Aye: Storm, Lobermeier, Coughlin, Meyers and Wagner

Voting Nay: None

Abstain: None

NEW BUSINESS

None

OLD BUSINESS

2 Zoning Ordinance Update:

The commissioners are still reviewing ordinance and will provide Weck with comments and changes. Weck stated that it might be possible to hold a public hearing on the ordinance in October.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER WAGNER, SECONDED BY PLANNING COMMISSION MEMBER LOBERMEIER, TO ADJOURN THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR August 11, 2009 AT 8:27 P.M.

Voting Aye, Wagner, Storm, and Lobermeier

Voting Nay: None

Abstain: None