

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

CALL TO ORDER:

PJ Richardson, Planning Commission Co-Chairman, called the Regular Meeting of the Wyoming Planning Commission to order for July 7, 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: Co-Chairman PJ Richardson, Commission Members, Frank Salava, Ken Meyers and Council Member Liaison Tom LaBarre
Absent: Michael Thomas and Richard Gleason
Also Present: City Staff Member Robb Linwood 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.”

APPROVAL OF MINUTES:

- 1 **Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for June 2, 2008.**

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 JUNE 2, 2008

*Voting Aye: Salava, Meyers and Richardson
Voting Nay: None
Abstain:*

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

SCHEDULED PUBLIC HEARINGS

2. North Lakes Academy

Mark Erichson City Engineer began to make his comments regarding the North Lakes Academy project. Mr. Erichson began by explaining that school's project can move forward but its future is based on the construction of 257th street. The City still needs to acquire the easement for the road to align with the existing road on the west side of Highway 61.

The bus drop-off is an issue that needs to be discussed. Currently the bus drop off is situated on 257th Street and may be a possible safety issue.

It had been discussed that the development was over the allowed impervious space. It has been noted that the applicant does have a portion of land north of the proposed 257th street. This land will allow the development to be under the required 25% or less impervious space.

There will be signals on the entrance to 257th street will not be affected by the bus traffic. The signals will be run by a camera system. The utilities will be run in the area of the bus drop-off. As discussed there is concern with the buses parking in the road. Public works is concerned with extra maintenance on the road if there are buses unloading directly on the road. The City attorney has commented that if the drop off was left on the road there would be an agreement required between the school and the city due to the significant added liability.

The storm water plan should be able to accommodate all water on the site. There are some changes recommended by the engineer. The watershed district had similar comments but nothing that cannot be resolved in the site. There still are WAC/SAC fees for the building that need to be calculated and have not been yet. The applicant is aware of these charges and the city engineer will calculate the number of units for the WAC/SAC charges.

North Lakes Academy Presentation

Charlie Schumacher of North Lakes Academy and Jackie Saunders are present.

Ed Kodet of Kodet Architectural Group was present to discuss the school plans. The applicant does plan to meet ordinance regarding impervious space for the site and with the additional part of their parcel north of the road that standard should be met.

They spoke about the landscape plan and that they will have to remove some trees around the edge of the soccer field as well as the outfield of the baseball/softball diamond. As far as meeting some of the city's landscaping criteria the applicant said that they would do their best to meet these standards but also must go by the SEPTAD set by the state. The Septad are security standards that must be used by all public schools that allow for visibility around the school.

Mr. Kodet discussed their lighting plan, that they will have no foot candles and they will meet all of the requirements of the City ordinance. As far as the architectural appearance of the building they plan to meet all required code. The building will not be over 35ft in height as city code specifies. The building will be a combination of brick and Centria, which is a type of metal

siding that is 18-22 gauge thick. The Planning Commission questioned the structural integrity of this material and Mr. Kodet assured it was a strong product and useable for schools under building codes.

The school would eventually like to install a walking path back by Heims Lake, but currently has no plans to do so.

The applicant is aware that they will need to receive approvals from both the DNR and the Watershed District for this building.

North Lakes would like to begin construction this fall and then set an opening date for August 15th, 2009.

North lakes would be grades 5 -12 school. Full capacity at the 5-12 school would be 480 students and total staff around 30. Current student population is around 200.

OPEN THE PUBLIC HEARING AT 7:34PM

Robert Snook – 25594 Forest Blvd Trail –

Q - Mr. Snook first wanted to know how the neighbors would be impacted from noise at the school.

A - North lakes said they didn't anticipate being a noisy neighbor; they will have some outside activities as all schools do.

Q - If traffic will increase on 257th with the school going in at the proposed location?

A – Buses will drop-off students between 7:30am and 7:50am. Busses will bring students home around 2:15pm and possibly an activity bus around 4:30.

Q – Will people park in residential areas during large school events, games, and assemblies?

A – North Lakes believes since Mr. Snook is on the opposite side of Highway 61 from North Lakes Academy that this will not be an issue, they doubt it ever would be, but they can't say absolutely that it would never happen.

Holly Cook – 25564 Forest Blvd Trail –

Q - Ms. Cook is concerned with traffic and noise that the school will create.

A - North lakes said they didn't anticipate being a noisy neighbor; they will have some outside activities as all schools do.

Q – Ms. Cook wanted to know if lighting would be a problem; will it be offensive to neighbors?

A – Kodet Architectural group said that they will not have any lighting that does not comply with city code and that they will not have any lighted ball fields or soccer fields. The only sport North Lakes is planning on having right now is non-contact sports. Boys and Girls soccer, baseball and softball will be the offered sports curriculum

Q – Will traffic come directly off of Highway 61?

A – Most likely the majority of the traffic will come off of Highway 61

Q – Will the school affect my property taxes, how do they tax?

A – The charter school does not levy money through the district. Their dollars do not come from local money. The money that the school receives is at the state level. They do not pay taxes. North Lakes Academy will lease the building from an actual builder.

Planning Commission Comments and Questions -

The Wyoming Planning Commission then had questions for the applicant as well.

The Planning Commission wanted clarification on the bus route for North Lakes Academy. North lakes busing is in conjunction with district #831. North Lakes students are picked up by busses and then sent to the high school where they are shuttled to North Lakes Academy.

The Planning Commission has concerns about buses backing up and dropping children off on a public street as the plan indicates. The Planning Commission asked if there could be a possible barrier put between the buses and car traffic, a type of median. North Lakes said that may be a possibility and that they would explore the idea.

The Planning Commission had questions regarding the structural integrity of the building since the applicant said that a wood stick building is a possibility for the building. The Wyoming PC wanted to know if wood is a safe option and an allowable for a school. The applicant said that wood stick schools are not uncommon and that the structural integrity was very strong. The building will be nothing but first rate construction and meet all local and building code requirements for schools. The Building will be fully sprinkled as well.

The Planning Commission went back to the question why the unloading area is on the street. They feel that the buses should come directly in to the school and drop the children at the door. They could have special parking hours and bus drop-off hours to alleviate congestion during drop-off and pick up times. They feel it is a poor idea to co-mingle buses and traffic and that with the development of the area this road will have a significant amount of traffic on it. The Planning Commission would like to see North Lakes Academy come up with an alternative drop-off and pick up plan for buses.

The Planning Commission questioned parking at the building as well. The parking spaces are adequate for the City code. With no parking allowed on the streets and a growing student body and faculty through the years would it be a good idea to add more? North Lakes communicated that they will take this into consideration.

The Planning Commission said they would also like to see a trail or sidewalk from the walking trail along Highway 61 to North Lakes Academy School. Have the sidewalk along the right of way of 257th street.

CLOSE PUBLIC HEARING AT 8:35

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER MEYERS, SECONDED BY PLANNING COMMISSION MEMBER SALAVA, TO APPROVE THE PRELIMINARY PLAT FOR NORTH LAKES ACADEMY CONTINGENT ON CITY/TOWNSHIP STAFF REPORTS, ENGINEERING REPORT, ATTORNEY REPORT, DNR APPROVALS, WATERSHED DISTRICT APPROVALS, ACQUIRING THE NECESSARY EASEMENT FOR 257th STREET, AND ADDRESSING THE BUS DROP OFF POINT.

*Voting Aye: , Richardson, Meyers, and Salava,
Voting Nay: None*

NEW BUSINESS

NONE

OLD BUSINESS

NONE

UPDATES

CU Recovery

Asphalt in the parking areas is complete, pond work continues. Stonework on the exterior of the building is complete. A temporary Certificate of Occupancy has been issued for the east end of the building. Once the existing portion of the building has been moved into the addition, the fire sprinkler system will be extended throughout the remainder of the building.

Meadow View

Site work is continuing. Framing of the first floor has begun.

URSA Major

The Building Permit has been issued. Work has started, no inspections have been called for as of yet.

Fairview Hospital

A permit has been issued to remodel one room into a "Mothers Room" for nursing babies.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER MEYERS, SECONDED BY PLANNING COMMISSION MEMBER SALAVA, TO ADJOURN THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR JULY 7, 2008 AT 8:52 PM

*Voting Aye: , Richardson, Meyers, and Salava,
Voting Nay: None*