

**UNAPPROVED MINUTES
PLANNING COMMISSION
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
NOVEMBER 12, 2008
7:00 PM**

CALL TO ORDER:

Michael Thomas called the Work Session of the Wyoming Planning Commission to order for November 12th, 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, Frank Storm, Buck Schott, Judy Coughlin, Mark Loebermeier, Theresa Sarff, Russ Goudge, Sean Wagner, Rich Gleason, Frank Salava and Tom LaBarre

Members Absent: PJ Richardson, Ken Meyers

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."

APPROVAL OF MINUTES:

1. Consider approving the minutes of the "Regular Meeting" of the Wyoming, Minnesota Planning Commission for October 28, 2008 and the work session of October 29, 2008

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER WAGNER, SECONDED BY PLANNING COMMISSION MEMBER LOEBERMEIER, TO APPROVE THE "REGULAR MEETING" MINUTES OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR OCTOBER 28, 2008 AND APROVE THE MINUTES FOR THE "WORK SESSION" MINUTES OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR OCTOBER 29, 2008 WITH THE FOLLOWING CHANGES:

- *October 28th, 2008 Minutes were corrected with the grammatical changes and*

- other changes noted by Judy Coughlin. Also noted a change from Sean Wagner.*
- *October 29th, 2008 Minutes were corrected with the grammatical changes and other changes noted by Judy Coughlin.*

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

Voting Nay: None

Abstain: None

2. Frank Salava – Resignation Letter

The Planning Commission accepted Frank's resignation and thanked him for his service.

3. Bill Weber Comprehensive Plan

Bill Weber- Last meeting the Planning made 2 changes to the Land use Map

- We extended the commercial area on Highway 8 east of Goodview.
- Near Comfort Drive we designated medium high level housing. Previously was low density housing

Text Changes

- Land use plan chapter, the mixed use land use category - LU7 - Any development in this category shall be required to attain a CUP or go through the Planned Unit Development Process.
- Transportation - Roads System - R6 - Under road systems plan - deleted point 2. Hamlet and Hale have been removed as requested.
- R7 - Under Chisago County, county road 84, we are going to delete the first paragraph and leave the second.
- Land use chapter, add a short paragraph with street lighting – The city will have a comprehensive lighting system, lights need to be energy efficient and need to be shielded
- LU20 - Document that the City has updated its signage ordinance.
- The PC discussed the land use map. The light green or open space obscures the underlying land use determination on certain parcels. We are not showing the entire parcel, just the buildable parcel. Planning Commission would like to see it better graphically communicated. Maybe two maps would be answer, have one map of land use and then another map showing the conditions of the land. MFRA wanted to describe how much wetland was present on the parcels. Planning Commission wants to avoid being fixated on a green blob. The Planning Commission would like to see two maps showing open space and conservation space. Bill Weber can make two maps, one like the land use plan to show impact of wetlands affecting parcels and then another showing the entire parcels land use classification.

- Planning Commission - Page LU12 - Item 7 Municipal Utilities - reference to the storm water management plan. It is most likely that the entire storm water management plan will not be included, only a summary version of it.

Implementation of the Land Use Plan is discussed:

Planning Commission - do we need a policy statement regarding current zoning from prior zoning? Do we need a policy as well in regards to the land use map? This is an item that always is an issue.

Bill Weber/MFRA- The biggest issue will be the industrial/commercial area located by the freeway. Planning Commission believes it should be considered that the City adopts the Former Township's Plan. Township Policy said that areas would be rezoned as areas are ready to be developed. If a property is currently zoned in the yellow – rural residential, they could build a house, but if they wanted to do more than that or divide the parcel they would have to go to the new zoning.

City Engineer Mark Erichson - one extra consideration, some of the parcels in the outlying areas would take years to provide services for what they are zoned or planned land use is.

Planning Commission - is there a way as we go through the process of what activates the re-designation of parcels. If we get into a discussion of commercial parcels, should we have strategy or a policy regarding economic development zones?

Bill Weber/MFRA – **1st issue**, the regulation of the neighborhoods, you have large lot neighborhoods that will not change. We took the rest of the areas that wanted sewer/water and could develop into city size lots. We want to make sure that the rezoned land gets used correctly since we may not have a lot of areas.

2nd issue – What to do when you have a industrial area that has boat sales, repair, and manufacturing? Do you keep it zoned Industrial or do you rezone it to commercial and make some of the current activities nonconforming; they would not be able to expand. The commercial zoning may be somewhat restrictive. You could come up with a district that allows both commercial and manufacturing in one. Make some different deals with the landowners to try to do re-development.

Bill Weber/MFRA - 3rd way you could be creative with zoning and leave commercial, but on an interim basis allow manufacturing, repairs and minor expansions, just not major expansion.

Planning Commission - you can't change the residential properties overnight. If someone has a 40 acre parcel and wants to build a house, they should be ghost plotting so the house would not restrict a possible road. Commercial is different than residential.

Bill Weber/MFRA- some cities will do this up front and others will defer the question. It should be out on the table at the next public hearing.

Planning Commission - LU14 describes the ghost plotting. Selling point to the public would be to show the flexibility.

Planning Commission- Policy statement, will ours come as our ordinances come together?
People are going to ask when implementation is going to take place

Planning Commission- we should use the townships old plan for the flexibility give to Industrial and Commercial areas and then use the ghost plotting for the Rural Residential. Large acre lots will continue to allow having large acres and housing, but if they want to re-subdivide they need to show the city the division. Along Highway 8 - rezone only at the owner's application otherwise they will be allowed to keep their house if it is existing. In the Industrial Park, it should be rezoned to a commercial/industrial zone. Try to convince the departure of outside storage and more usage of commercial business. Any use that is currently there may continue to operate. Existing land use may continue to be used in its present manner except in a sale or transfer, subdivision, and request by owner. Residential zoning may be incrementally developed subject to ghost platting. It would be necessary to have the ability to have commercial and industrial coincide.

Engineer Mark Erichson - We won't be able to extend municipal utilities unless things are rezoned to the shown higher density

Planning Commission- we will rezone everything to match Land Use Plan?

Planning Commission - what triggers the reclassification of a parcel? Is it city council, Planning Commission, sale of Parcel, development?

Development leads public services and utilities, all parcels will have to pay to get water and sewer.

THE FIRST STATEMENT

Existing land use patterns may continue to be used in their present manner unless the three following conditions occur: Transfer or sale, subdivision, request of rezone of property by the owner. Residential zones may be incrementally developed at a density lower than what is indicated subject to approval of ghost platting in order to be developed

THE PLANNING COMMISSION AGREES UNANIMOUSLY ON THIS STATEMENT

THE SECOND STATEMENT

The City council can consider rezoning adjacent parcels of land as a component of a feasibility study for the extension of city services consistent with the Comp Plan Map.

THE PLANNING COMMISSION AGREES UNANIMOUSLY ON THIS STATEMENT

Engineer Mark Erichson asks the planning commission to consider the Northwestern area on the map as a mixed use area. It is commercial as of now and with the possible development that may take place it may be better suited as mixed use.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER GOUDGE, SECONDED BY PLANNING COMMISSION MEMBER SCHOTT, TO MOTION TO CHANGE THE REZONING OF THE AREA ON THE WEST SIDE OF THE FREEWAY TO A MIXED USE.

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

Voting Nay: None

Abstain: None

- The Planning Commission looks at Item 3 on Page 6 - Bicycling and Walking - Change to recreational use instead and continue to allow existing off-road and snowmobile trails with gateways to other communities.
- A change on the plan should be that Pioneer Trail should be changed to Pioneer Road.
- Set a date for the Comp Plan Open House/Public Hearing for December 9th, 2008.
- The next regularly schedule Planning Commission meeting will take place on the November 25, 2008
- The Planning Commission would like to see a post card go out to all city residents regarding the open house/public hearing for the Comprehensive Plan on December 9th.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER GLEASON, SECONDED BY PLANNING COMMISSION MEMBER GOUDGE, TO ADJOURN THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR NOVEMBER 12th, 2008 AT 9:15 P.M.

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

Voting Nay: None

Abstain: None