

**APPROVED MINUTES  
PLANNING COMMISSION  
REGULAR MEETING  
CITY OF WYOMING, MINNESOTA  
DECEMBER 22, 2009  
7:00 PM**

**CALL TO ORDER:**

Planning Commission Chairman Frank Storm called the Regular Meeting of the Wyoming Planning Commission meeting of December 22, 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, Ken Meyers, Sean Wagner, and Judy Coughlin

Members Absent: None.

Also Present: Staff Member Fred Weck, Council Liaison Roger Elmore, City Engineers Mark Erichson, and Joseph Ward.

**DETERMINATION OF A QUORUM:**

Chairman Storm 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 December 8, 2009.**

**A MOTION WAS MADE BY PLANNING COMMISSION MEMBER WAGNER, SECONDED BY PLANNING COMMISSION MEMBER LOBERMEIER, TO APPROVE THE “REGULAR MEETING” MINUTES OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR DECEMBER 8, 2009.**

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

*Voting Nay: None*

*Abstain: None*

**PUBLIC HEARINGS**

There were no Public Hearings.

## **NEW BUSINESS**

### **2. City Engineer's presentation on the City's Sewer and Water Comprehensive Plans.**

City Engineer Mark Erichson began the presentation by explaining that work on the sewer and water comprehensive plans began in preparation for the Chisago City and City of Stacy annexation hearings in order to show the court that the City of Wyoming could serve the former township area with city sewer and water. He went on to introduce Joseph Ward, also with the City's engineering firm of WSB & Associates, and went on to say that Mr. Ward had done most of the work on the plans and would do most of the presentation.

Mr. Ward began with the city's water system and explained that the comprehensive plans purpose is to guide how future demand on the city's system will be served, to plan how to expand the existing system, to establish a Capitol Improvement Plan, and to evaluate development fees. Mr. Ward provided maps showing the city's existing system, the interim system (those areas that have access to city water, but have not developed and have not connected to the system), and the ultimate system (providing water to all of the city at some future date).

Mr. Ward explained that the existing system is meeting the city's supply and storage needs, with the exception of low fire flow on the west side of Interstate 35 and north of 272nd Street, and high Radium levels in Well #3. Well #3 runs at 50% of its capacity to keep the city water supply within safe limits. The interim system, upon complete build out, will meet demand needs but storage capacity will be 243,000 gallons to low. To meet storage needs and to fix the fire flow problem water mains would be extended under the Interstate and looped into the existing system, and a 500,000-gallon capacity water tower would be constructed on the west side of the Interstate. Estimated cost for these improvements is \$2.5 million. Commissioner Wagner asked if the water main crossings of the Interstate would be assessed, Mr. Erichson responded that they would be paid for through water access charges (WAC).

Mr. Ward continued his presentation and moved on to the ultimate system and explained that it would be at a time when the comprehensive land use plan was fully built out, and was based on that plan. Two maps were presented, one with a centralized plan and one that showed a decentralized plan. The centralized plan showed wells clustered around a water treatment facility near the center of the city (a specific location has not been selected) with water towers in various locations throughout the city. This is the plan that he and the city's public works department prefers. The decentralized plan showed wells in different areas of the city with water treatment being provided at those individual wells, water towers were shown in the same locations as the centralized plan. This plan may be more cost effective because it would expand as development occurs. Commissioner Wagner asked about the upfront costs for the centralized plan should development not happen as fast as anticipated. Mr. Ward explained that the centralized plan could also be built in stages. Mr. Erichson stated that they have not made a final recommendation as of yet. Commissioner Lobermeier said that the city should begin planning for well field sites and a wellhead protection plan.

The commissioners discussed with the engineers their questions and concerns about the plan, including:

1. Comparative cost with surrounding communities for trunk fees.
2. Whether a centralized system is more vulnerable for failure. It is a drawback, but allows for more consistent overall treatment.

3. Whether the ultimate design is a conservative estimate. Yes, it is based on the density patterns of the comprehensive plan.
4. That water conservation measures encouraged now to reduce cost, and would also reduce sewer wastewater use. To include this concept as a preface or a goal in the water plan.

The wastewater plan was presented next; it was presented as the existing system, the interim system, and the ultimate system. Mr. Ward explained that the existing system is currently meeting the city's needs. The ultimate system will need to be improved with larger pipes near the hospital and along East Viking Boulevard between the interstate and Forest Boulevard. Also the Railroad Avenue lift station will need to be replaced and some other lift stations will need larger pumps. The ultimate system will need force main upgrades and the lift station on County Road 84 / Viking Boulevard will need to be increased. Capacity and the sewer treatment plant will also need to be increased.

The commissioners discussed with the engineers their questions and concerns about the plan, including:

Commissioner Wagner asked about the total costs for both sewer and water that are projected to be approximately \$60 million in today's dollars, what will it be in the future? Mr Erichson responded that rate studies will reflect the increases over time and rate increases will keep pace with future dollars. Chairman Storm asked if the current versions of the plan are an initial draft, Mr Erichson responded that it is a work in progress, and that they will implement some of the comments and suggestions received from the Planning Commission tonight in to the next draft.

The Commissioners thanked the City Engineers for their presentation.

## **OLD BUSINESS**

The Planning Commission continued to review City Ordinances to be updated as a part of the Orderly Annexation Agreement between the City and the former Township, beginning with the Subdivision Ordinance. Chairman Storm asked if there was anything more that needed to be done to it at this time. Weck responded that the ordinance has been turned over to the City Attorney for his review and comments.

The Off-Road Vehicle Ordinance was discussed next. The following comments were made:

1. Sec. 34 – 137, (2), should say "Sunday through Thursday", and "Friday and Saturday" instead of "Monday through Friday" and "Saturday and Sunday", respectively.
2. Sec. 34 – 136, items (9), (10), (11), and Sec. 34 – 146, (2), (a), should be changed so that they read "snowmobile and off-road vehicle" as the other parts of the ordinance were changed for clarity.
3. Sec. 34 – 137, (10), include the state statute reference for rigid tow bars.
4. Ask the City Attorney about the restriction of no more than four riders on an established riding area.

Commissioner Coughlin had two corrections for the Subdivision Ordinance:

1. Sec. 32 – 30, (3), change Park Board to Joint Park Planning Board.
2. Sec. 32 – 51, (2), add "and Planning Commission" to the first sentence.

The next ordinance that was discussed was the Nuisance Ordinance. Commissioner Wagner suggested that the commissioners read the City of North Branch ordinance first because it seems more like what we would want to use.

Commissioner Wagner also asked that the Police Chief review the City of Lakeville's firearms ordinance to see if it would be acceptable.

There was a brief discussion about outdoor wood fired boilers following a complaint received at the previous City Council meeting, no action was taken.

**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 DECEMBER 22, 2009 AT 9:06 P.M.**

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

*Voting Nay: None*

*Abstain: None*