

**UNAPPROVED MINUTES  
PLANNING COMMISSION  
REGULAR MEETING  
CITY OF WYOMING, MINNESOTA  
DECEMBER 22, 2008  
7:00 PM**

**CALL TO ORDER:**

*Michael Thomas called the Regular Meeting of the Wyoming Planning Commission to order for December 22,, 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, Judy Coughlin, Mark Loebermeier, Theresa Sarff, Russ Goudge, Sean Wagner, Frank Salava, Ken Meyers and Tom LaBarre  
Members Absent: Buck Schott & Richard Gleason  
Also Present: City Staff Member Robb Linwood, Building Official Fred Weck, City Engineer Mark Erichson, and Bill Weber-MFRA*

**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 November 25 and the "Special Meeting" Minutes of the Wyoming Planning Commission for December 9, 2008.**

**A MOTION WAS MADE BY PLANNING COMMISSION MEMBER SARFF, SECONDED BY PLANNING COMMISSION MEMBER WAGNER, TO APPROVE THE "REGULAR MEETING" MINUTES OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR NOVEMBER 25, 2008 AND THE "SPECIAL MEETING MINUTES FOR THE WYOMING PLANNING COMMISSION FOR DECEMBER 9, 2008.**

- **Contingent on the addition of Ken Meyers to the "present" for call of roll.**

*Voting Aye: Thomas, Meyers, Salava, Wagner, Sarff, Lobermeier, Goudge, Storm, and Coughlin*

*Voting Nay: None*

*Abstain: None*

## 1. Adoption of Comprehensive Plan

Bill Weber from MFRA commented that he has made the changes that were requested at the last meeting. He did have some errors submitted to him before the meeting and he will fix those before he brings the final copy before the city council.

### *Land Use map changes that Bill has applied the current update of the plan:*

Page LU5 - Changed southwest parcel on Kettle River Blvd. from commercial to mixed use on the land use map. Highway 8 corridor - greenway avenue area, is now mapped correctly down to the city border.

Minor wording changes in the implementation chapter:

On Page I-3 - Guidelines for adjusting zoning map the following changed:

- #2 agriculture was added
- #3 Utility extensions changed

Originally there were 4 criteria or circumstances a zoning property would change zoning classification, now we have 3.

The Planning Commission suggested that #2 in the zoning implementation section should be changed to “changes from existing zoning districts, not just agricultural. On page I-3, the planning commission agreed to still strike Item #6 Fallbrook Avenue Area.

On the implementation portion #4 Transitions to smaller lots – should say large parcels zoned residential or agricultural. Delete the whole last sentence and say "Rezoning from agriculture should occur at the time the smaller lots are created”.

Again on the implementation page for #1 – Remove the last 2 sentences and add to #1 “at which time the property shall be rezoned consistent with the land use plan, for agricultural properties item c may not apply”.

The planning commission asked if the comprehensive plan should have the 2009 city council members on the table of contents. PC believes that it should have the former City Council members and former Township Board members in the contents, the new city council, the city and township planning commission members and strike Mark Utecht from the planning commission section; he is a town board supervisor and already listed.

The Planning commission suggests looking at the parcel that is high density on west comfort drive. They feel that mixed use might be more appropriate. Another suggestion is that it should be single family home and that high density would not be appropriate. It is suggested to change the parcel on west comfort drive to mixed use. Another possibility suggested would be low density on the north, then transitioning to high density or commercial to the south possibly. The planning commission decided to add a sentence at the end of page LU-7 that states “mixed use developments shall have the following qualities: they must be a combination of two or more uses when abutting low density housing, the mixed use development must be compatible. Change the area to mixed use on the land use map instead of high density.

**A MOTION WAS MADE BY PLANNING COMMISSION MEMBER WAGNER, SECONDED BY PLANNING COMMISSION MEMBER SARFF, TO RECOMMEND THE ADOPTION OF THE CITY OF WYOMING COMPREHENSIVE PLAN TO THE CITY COUNCIL OF WYOMING WITH THE FOLLOWING CONDITIONS:**

1. Changes to credit page
2. Commissioner Coughlin's printed comments.
3. Changing for zoning guidelines i-3 #6,
4. i-3 #1 losing last 2 sentences and adding a sentence to #1
5. Changes in land use plan - West comfort drive change to a mixed use and adding paragraph to mixed uses restriction uses
6. Page S-9 amending item #3
7. Parks – Add Verges memorial park please locate on park map for comprehensive plan.

*Voting Aye: Thomas, Meyers, Salava, Wagner, Sarff, Lobermeier, Goudge, Storm, and Coughlin*

*Voting Nay: None*

*Abstain: None*

Mike Thomas - Wants to thank everyone for all of their hard work this year and on the comprehensive plan.

Russ Goudge - wants to thank everyone for all their hard work and everyone's talents. Please re-apply for the 2009 planning commission.

**A MOTION WAS MADE BY PLANNING COMMISSION MEMBER COUHGLIN, SECONDED BY PLANNING COMMISSION MEMBER MEYERS, TO ADJOURN THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR DECEMBER 22nd, 2008 AT 8:32 P.M.**

*Voting Aye: Thomas, Meyers, Salava, Wagner, Sarff, Lobermeier, Goudge, Storm, and Coughlin*

*Voting Nay: None*

*Abstain: None*