

**UNAPPROVED MINUTES
PLANNING COMMISSION
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
NOVEMBER 5, 2007
7:00 PM**

CALL TO ORDER:

Michael Thomas, Planning Commission Chairman, called the Regular Meeting of the Wyoming Planning Commission to order for November 5, 2007 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: Chairman Michael Thomas, Commission Members Rich Gleason, Frank Salava and Council Member Liaison Gary Menne.

Absent: NONE

Also Present: City Administrator Craig J. Mattson, and City Staff Member Robb Linwood

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 COMMENTS RECEIVED"

APPROVAL OF MINUTES:

- 1 Consider approving the minutes of the "Regular Meeting" of the Wyoming, Minnesota Planning Commission for October 1, 2007.**

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 OCTOBER 1, 2007.

Voting Aye: Gleason, Salava, and Thomas

Voting Nay: None

Abstain:

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

2 City Staff Report to Planning Commission

3 PUBLIC HEARING –

PUD APPLICATION FOR MEADOWS 202 HUD INDEPENDENT LIVING BUILDING

The Planning Commission opened the public hearing for at 7:03pm. There was no public comment at this time. The Public Hearing was closed at 7:04.

City engineer Mark Erickson went through some of comments on his engineering report. He had calculated the total WAC/SAC Charge for the building at approximately \$108,339 dollars. The only other issue he brought forward on his report was item #7 on drainage. He has recommended option b – volume control on site and additionally implementation of a temporary pumping plan. Land locked water basin on southeast end of Fairview’s property will need to be expanded.

Karen O’Toole – Director of Senior Housing for Ebenezer. Ebenezer is currently addressing the engineer’s comments on the project. They will not break ground until spring if the project is approved. They still need to complete a HUD’s paperwork after approvals are given.

Jay Nelson – Architect of building – The building will be very similar to the existing meadows building. Some of the building materials will be different, but for the most part very alike. The building will be physically linked to the meadows building giving it a campus feel. The floor plan is very basic, all of the units are for the most part the same. It will be 3ft doors, vestibule entry, large stairway and mailroom in the entry area. Every unit will have its own washer dryer, and own ac unit. There will also be a library shared by both buildings. There will be no rooftop units, just the 3 stories of units.

PC – The fire chief has no comments or concerns. No.

PC asked if the building would be sprinkled. Yes

The developer has met almost all city ordinance and site plan criteria for the PUD.

PC has some concern about the property line on the west edge of the building. There are some concerns over the setback and the amount of glass in that area of the building meeting Minnesota. The Planning Commission recommends that the building inspector pay close attention to this part of the building in his review to make sure it allowable to Minnesota Building Code. Fairview says that it does meet IDC standards.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER GLEASON, SECONDED BY PLANNING COMMISSION MEMBER SALAVA, TO APPROVE THE PUD APPLICATION FOR EBENEZERS HUD 202 BUILDING CONTINGENT ON ENGINEERS COMMENTS AND BUILDING CODE CONCERNS ON WEST SIDE OF BUILDING.

OLD BUSINESS: NONE

NEW BUSINESS: NONE

UPDATES:

Dan Birdsall – Skylar Meadows – Mr. Birdsall will be going before the City Council to request an extension on the filing of his plat due to the poor market conditions.

Xccent – The City and Township have asked for permission from the administrative law judge to proceed with this development. Chisago City has protested this and will not allow the development until the full annexation proceedings have been completed.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER SALAVA, SECONDED BY PLANNING COMMISSION MEMBER GLEASON, TO ADJOURN THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR NOVEMBER 5th, 2007 AT 7:39PM.

Voting Aye: Gleason, Salava, and Thomas

Voting Nay: None