

**UNAPPROVED MINUTES  
PLANNING COMMISSION  
REGULAR MEETING  
CITY OF WYOMING, MINNESOTA  
DECEMBER 9, 2008  
7:00 PM**

**CALL TO ORDER:**

*Michael Thomas called the Regular Meeting of the Wyoming Planning Commission to order for December 9, 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: None*

*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."*

**1. Bill Weber Comprehensive Plan Presentation**

Bill Weber - The Former Township and City of Wyoming have been working on this project for the last 13 to 14 months.

Comprehensive Plan - covers land use, roads systems, parks, open spaces, and long term vision and the basis for the zoning ordinance. Biggest question posed was what should the future of the community be? Rural aspect was still present, but suburban development was moving forward. Public water and sewer has been a request often heard with developing land. Major decision was made that a suburban face and smaller lots would become more prevalent in city. At the same time we want to retain, water, woods, wetland and Carlos Avery. A Decision was made that

there should be more jobs and more opportunities for shopping in the city. The city examined and proposed areas that could be office, commercial and industrial districts. Health Care will become more present in the city with the presence of Fairview Hospital and Ebenezer. Through the growing process the city does want to retain its natural character.

Bill Weber from MFRA presents the comprehensive plan.

Land use objectives.

- Explains the different areas of the Land Use Plan.
- Explained future sewer and water possibilities and the where the current lines run
- Spoke of Highway 8 - MNDOT will consolidate access points on the highway for safety. This will dictate the best places for commercial development
- Spoke of the light industrial area near the freeway, how this could be put to good use, with possible combination of parcels.
- Open Space - Over 41% of the city will remain this way.
- Lake Shores - Already protected by ordinances and regulated by state.
- Major wooded areas - The Former Township has a very good wooded are protection ordinance. Some cutting is allowed but the ordinance requires that you replace the trees at a certain ratio. .
- Agriculture - We want to see the agriculture continue, protect working farms and require a long term plan for small lots before subdividing.
- Ordinance in the plan would allow an 80 acre parcel if you create 4 or 5 lots and then from there subdivide again to be able to afford City water and sewer
- The City wants to make sure that if someone does want to develop land they have the ability too with water and sewer.
- Private community wastewater systems - we will provide opportunities for city sewer and water. If you do not get city water and sewer quick enough an option would be community wastewater systems regulated by the PCA

MFRA is starting to re-write the zoning ordinance using the Former Township and city zoning ordinances. We want to keep the areas zoned the same until:

1. Landowner requests a change
2. Property is subdivided
3. Area is assessed for City sewer and water
4. Property is sold.

When an area is proposed for city utilities the council will consult with landowners about rezoning. Before any sewer and water lines are extended a feasibility study would be done and there would be public hearings before the City council.

The City of Wyoming Sewer at full development will serve 9,000 households, it currently serves 2,500 households. (will serve about 24,000 people, currently about 7,300 people)

The comprehensive plan has a park and trails plan for major neighborhoods. The road Systems should remain the same for the most part, the only major road plan possibility is the extension of Innsbrook Ave.

## **Open Public Hearing at 7:45**

Don Waller – Questioned what the City’s sewer capacity is? Mark Erichson City of Wyoming Engineer responded we have about twice the capacity of what we currently serve. We do have a plan in place so it can be expanded. The first portion was designed for a 10 year life, we can also buy capacity if we do not have enough capacity before we enlarge the area. Don Waller asked if we are going to do away with agriculture or are there incentives for agriculture like there are for housing? The planning commission responded that they do not think there is any intention to rid ourselves of agriculture. City staff replied that the city will use the township zoning ordinances on agriculture and will not impede it and we will allow agriculture to continue. Don Waller questioned where is the incentive for agriculture? Bill Weber of MFRA responded that is up to the land owner, you still have the right to farm and residential neighborhoods bordering agriculture areas cannot complain. Don Waller stated that he has the right to continue his land use even if the zoning changes according to state statute. The Planning Commission stated that there are still families that are still involved in agriculture business, which has been slowly going away, and the city will continue to develop and expand. It does believe that agriculture will continue for quite some time.

Joyce Winnick asked where is agriculture depicted on the map? Bill Weber said that it is not on the land use map but it will be on the zoning map. He explained that difference between the zoning and land use map. The land use map is the future, the zoning map is the present.

Nick Schmenke stated a lot of us moved to the community because there is farming in it. Great Cities can be grown but have the farms and agriculture. He also asked if there is a way to keep a sale or cap on the water and sewer? Bill Weber explained that the city council could be interested in putting off assessments on property and then recouping it in the future. City staff stated according to the annexation agreement that we cannot assess properties as utilities pass by right away, you do have a five year grace period. Nick Schmenke asked if there was consideration on not over populating the city with high density housing. Bill Weber said the city will decide this based on planning and zoning regulations. The City defers to the people that want to develop, the market will control this. The planning commission stated that most of the high density housing is near highway 61 and highway 8.

Don Waller - Do we have a development for the utilities or a plan that shows the stages in years. Bill Weber stated that we have stages of development that are 1, 2, 3, 4, 5. Don Waller stated there is a Metro agriculture preserve ordinance that does provide protection for long term agriculture it gives incentives to cities to keep agriculture. Don Waller said his land on the land use plan has been proposed industrial, he wants to know if all he can do is change his property to industrial zoning. The Planning commission responded that you can request the city council for a rezone. The property will continue to be agriculture and the city council will look at the Land Use Plan if you want to rezone it.

Bob Bonin – Stated we should look at the rest of the cities on how they incorporated ranches, industrial and different commercial activities. Thinks the city should keep homes away from Interstate 35 and highway 61. He believes we need commercial and industrial business for tax base.

Curtis Lendt - Is a longtime resident and has watched the city grow. I feel there should not be agriculture zoning and when people are done with the land they can put it into houses. They should be able to farm it as long as they want. The comp plan should have agricultural zoning. Staff stated that the proposed comp plan, we will continue to keep farms while planning for future. We are not showing zoning on the map but the intent of the comp plan is to continue to farm and allow them to develop when they want to.

Roger Gierke - five years ago his property south of Heinz lake was zoned rural residential. We all get assessed to put a road in for a new commercial area. His point is that things can change quickly and people can be taxes and assessed for water and sewer.

Rodney Hestekin – He has great interest in the comp plan. He understands that we want to keep agricultural but there will be changes. Much of his concern is to make sure we have enough industrial and commercial areas ready to develop, he feels there is way too much housing. To lower our taxes we need industry and commercial areas. He wants to make sure we have the area to provide jobs and expand our commercial tax base. The planning commission explained that they have tried their best to maximize our industrial and commercial areas.

Joe Dean - The area on the southwest side of the freeway is commercial, I am not sure why you would want commercial there. The Planning Commission asked Mr. Dean what he felt it should be zoned. He suggested residential.

### **Public Hearing is closed at 8:30**

Bill Weber thought the pc should look at the commercial development on the southwest side of freeway, why is this piece commercial? It is straight across from housing, but do you want housing on the freeway. It should be looked at and considered.

**A MOTION WAS MADE BY PLANNING COMMISSION MEMBER WAGNER, SECONDED BY PLANNING COMMISSION MEMBER LOBERMEIER, TO TABLE THE RECOMMENDATION TO THE CITY COUNCIL TO ADOPT THE COMPREHENSIVE PLAN FOR THE CITY OF WYOMING**

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

*Voting Nay: None*

*Abstain: None*

The Planning Commission cancels their December 23<sup>rd</sup> meeting and will meet on Monday, December 22<sup>nd</sup> at 7:00PM

The Planning Commission would like to continue discussing the implementation process of the zoning map. Bill Weber wanted to go through what has changed on the comprehensive plan since the last meeting.

## **Guidelines for adjusting the zoning map**

Bill Weber stated the first goal is to maintain current zoning - Main thing we are trying to accomplish. The Planning Commission suggested that #2 on the "Guidelines for adjusting the zoning map" should say land use and not just agriculture, strike agriculture. Only use letters a, b and d, strike the letter c. If someone owns a 20 acre lot and they want to subdivide the land we don't want them to do all 2 acre lots. If they meet the 3 criteria the land goes with what the appropriate comprehensive plan level. Changes to a property if a, b or d occur then they will be rezoned with the comprehensive plan. It is suggested that overlay districts would allow the sale of a farm and the continued farming for the future. The Planning commission feels they need to generate a general rule that deals with an exception if it happens. One option may be is nonconforming uses you can't expand the use. General safety could keep making fire trucks, but no expansion. Discretion of City Council is the biggest issue, they would probably make an exception, or change the zoning if it fits. The planning commission believes that we are trying to provide a land owner and a business owner a path of what they could do with their land. Core of discussion is if you have an 80 acre farm, if you want to sell it does it have to be rezoned? Outside of agriculture do we have to do this? The Planning commission believes that number 2 under the guidelines section should be for agriculture and not include item b. Bill Weber believes that a, b, and c should be covered, but not necessarily d.

The Planning commission believes the answer is to have two separate standards, one for agriculture and one for commercial. Agriculture would be just a and b and other districts would be a, b and d.

The Planning Commission comes to the decision to strike #6 Fallbrook Avenue area from the guidelines section.

The Planning Commission discusses and decides to change the area on the southwest end of the city between I-35 and Kettle River Blvd from commercial to mixed use.

**A MOTION WAS MADE BY PLANNING COMMISSION MEMBER MEYERS, SECONDED BY PLANNING COMMISSION MEMBER WAGNER, TO CHANGE THE PORTION OF THE LAND ON THE SOUTHWEST END OF KETTLE RIVER BLVD FROM COMMERCIAL TO MIXED USE.**

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

*Voting Nay: None*

*Abstain: None*

**A MOTION WAS MADE BY PLANNING COMMISSION MEMBER SCHOTT, SECONDED BY PLANNING COMMISSION MEMBER WAGNER, TO ADJOURN THE "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR DECEMBER 9th, 2008 AT 9:15 P.M.**

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

*Voting Nay: None*

*Abstain: None*