

**APPROVED MINUTES  
PLANNING COMMISSION  
REGULAR MEETING  
CITY OF WYOMING, MINNESOTA  
MAY 10, 2016  
7:00 PM**

**CALL TO ORDER:**

Planning Commission Chairman Frank Storm called the Regular Meeting of the Wyoming Planning Commission of May 10, 2016 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: Judy Coughlin, Mathew Engstrom, Mark Lobermeier, Ken Meyers, and Frank Storm.

Members Absent: None.

Also Present: Council Liaison Mayor Eric Peterson and Zoning Administrator Fred Weck.

**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 April 12, 2016.**

Commissioner Engstrom requested a change to the minutes on Page 2 stating he wanted his comment to reflect he was interested in the possibility of a program being available to residents.

**A MOTION WAS MADE BY PLANNING MEMBER ENGSTROM, SECONDED BY PLANNING COMMISSION MEMBER COUGHLIN, TO APPROVE THE “REGULAR MEETING” MINUTES OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR APRIL 12, 2016 AS AMENDED.**

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

*Voting Nay: None*

*Abstain: None*

**SCHEDULED PUBLIC HEARINGS:**

2. **Interim Conditional Use Permit: “Dirty Girl 5K Mud Run”  
Travis Dray – Human Movement Management  
28186 Kettle River Boulevard**

Zoning Administrator Weck explained Travis Dray of Human Movement Management has applied for an Interim Conditional Use permit to host the Dirty Girl Mud Run at Pine Haven Farms. This would be the second year of the event which is a 5k run with obstacle course for female runner’s ages 14 years and older. The women race in teams of 4-10 to complete an event that is designed and built for them. The event is intended to be social and fun with many first time runners participating. A

portion of all registration fees will go to Bright Pink, a national non-profit organization focusing on the risk reduction and early detection of breast and ovarian cancer in young women.

Zoning Administrator Weck indicated Pine River Farms is located on approximately 150 acres of land at 28186 Kettle River Boulevard. Hay rides, a harvest festival and other special events are held at that location and a separate CUP has been issued for the "Dead End Hayrides" held there in the fall. The venue would be leased temporarily by the applicant for five days in August to set up, host the event and then return the site to its previous condition. Staff reviewed the proposed schedule for the event and recommended approval of the Interim Conditional Use Permit with conditions.

Travis Dray, Human Movement Management, explained the proposed Dirty Girl 5K Mud Run event would be similar to last year's course. He reported the event would be held on August 20<sup>th</sup> and anticipated the run would have 3,700 women in attendance. It was noted the event would assist in raising funds for Bright Pink which focused on breast and ovarian cancer. He provided further comment on the obstacles that would be included on the course.

Commissioner Meyers asked how many officers would be assisting with the event and requested further information on how traffic would be managed. Zoning Administrator Weck reported one on duty and one reserve officer would attend this event. He explained a similar number of participants would be attending this event and the traffic situation would be managed in the same manner as last year. Mr. Dray discussed how the parking was handled last year and noted a safe environment would be provided for all participants.

Commissioner Coughlin questioned what percentage from the event would be forwarded to Bright Pink. Mr. Dray reported a six figure check would be donated to Bright Pink at the end of the season, along with donations from participants.

Commissioner Coughlin inquired if representatives from Bright Pink would be onsite at the event. Mr. Dray stated he would look into this further but noted a Bright Pink banner would be hung the day of the event.

Commissioner Coughlin asked if the parking on the north side was in the middle of the course. Mr. Dray reported the parking in this section was for volunteers/overflow parking.

Chairman Storm explained that the public hearing would be opened after the Planning Commission members have asked their questions of staff and the applicant for the four items on the agenda. He then asked the Commissioners for questions on the Interim Conditional Use Permit.

Chairman Storm opened and closed the public hearing at 7:12 p.m.

**A MOTION WAS MADE BY PLANNING MEMBER COUGHLIN, SECONDED BY PLANNING COMMISSION MEMBER LOBERMEIER, TO APPROVE OF THE PROPOSED INTERIM CONDITIONAL USE PERMIT BASED ON THE FINDINGS THAT THE STANDARDS FOR CONDITIONAL USE PERMIT AND FOR INTERIM USE PERMIT HAVE BEEN MET AND SUBJECT TO THE FOLLOWING CONDITIONS:**

1. That a pre-race and post-race site visit by City staff is required to ensure the condition of the Conditional Use Permit are met.
2. That the applicant contract to provide dust control on Kettle River Boulevard prior to and during the event.
3. That "No Parking" signs be posted along Kettle River Boulevard during the event.
4. That the applicant is responsible for the maintenance costs to the City that arise from traffic using Kettle River Boulevard during the event, to include the posting of "No Parking" signs along Kettle River Boulevard.
5. That the applicant has two (2) City of Wyoming Police Officers to provide the security and traffic control for the event, and to address any police related activity generated from the event. The officers must be on-scene from the time gates open to the public or participants and until the event closes to participants and/or the public. Additional Police Reserve Personnel may be utilized for the event at no cost to the event.

6. That the applicant reimburses the City for the cost of providing the Police Officers at overtime rates.
7. That the applicant shall provide an escrow to the City of Wyoming in the amount of 125% of the estimated cost to the Department of Public Safety and Public Works for salaries, benefits, overtime and materials associated with the event.
8. That the applicant shall provide proof of liability insurance equal to \$1,500,000.00, with the City listed as a certificate holder.
9. That the Interim Use Permit will expire on August 22, 2016.

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

*Voting Nay: None*

*Abstain: None*

**3. Variance: Mini-Storage Building  
24060 Greenway Road  
Mike Kaeding – Kaeding Properties – A-1 Mini Storage**

Zoning Administrator Weck explained the applicant Kaeding Properties, LLC (Kaeding) has requested a site plan review to construct two multiple unit storage buildings and a paved area for 10 RV parking stalls and 21 boat trailer stalls. The Planning Commission reviewed the site plan at their April 12, 2016 meeting and continued the review because the proposed stormwater infrastructure did not address the existing and new impervious surface as required by Section IV.C.1 of the Water Resource Guidance Document. Subsequently, Kaeding has requested a variance to eliminate the existing impervious surface requirement. If the variance is granted, Kaeding will meet the stormwater requirements for the site plan request to add new impervious surfaces. Staff reviewed the variance request in further detail with the Commission and recommended the variance be granted with one condition. He requested comment from the applicant regarding an email he received last Friday.

Ryan Anderson, A-1 Mini Storage, reported he met with the watershed district last Thursday and walked the site. He was instructed by the watershed district to pursue the variance and not alter the site plan.

Zoning Administrator Weck explained that if less asphalt was used than presented within the current plan, the applicant would not have to come back to the City.

Commissioner Engstrom asked if the applicant would be adding gutters to the three existing buildings. Mr. Anderson reviewed the ideas presented by the watershed district noting the watershed wanted the project to proceed without changes. He noted the site would have larger catch basins.

Commissioner Lobermeier requested clarification on if the variance approved not treating the existing impervious runoff. He questioned if this was the watershed's decision on the matter. Mr. Anderson explained the watershed's engineer had recommended approval of the project as is.

Chairman Storm explained that the public hearing would be opened after the Planning Commission members have asked their questions of staff and the applicant for the four items on the agenda. He then asked the Commissioners for questions on the Interim Conditional Use Permit.

Chairman Storm opened and closed the public hearing at 7:25.

**A MOTION WAS MADE BY PLANNING MEMBER LOBERMEIER, SECONDED BY PLANNING COMMISSION MEMBER ENGSTROM, FOR APPROVAL OF THE VARIANCE FROM THE WATER RESOURCE GUIDANCE DOCUMENT SECTION IV.C.1. REGARDING THE EXISTING IMPERVIOUS SURFACE WITH THE FOLLOWING CONDITION:**

1. That the new impervious surfaces shown in the A-1 Mini Storage Expansion Stormwater Management Report dated March 18, 2016 shall meet the standards and requirements of the Water Resource Guidance Document for the City of Wyoming.

*Voting Aye: Coughlin, Engstrom, Lobermeier, Meyers, and Storm.*  
*Voting Nay: None*  
*Abstain: None*

**OLD BUSINESS:**

**4. Site Plan: Mini-Storage Building**  
**24060 Greenway Road**  
**Mike Kaeding – Kaeding Properties – A-1 Mini Storage**

**A MOTION WAS MADE BY PLANNING MEMBER MEYERS, SECONDED BY PLANNING COMMISSION MEMBER LOBERMEIER, TO REMOVE THIS ITEM FROM THE TABLE.**

*Voting Aye: Coughlin, Engstrom, Lobermeier, Meyers, and Storm.*  
*Voting Nay: None*  
*Abstain: None*

Zoning Administrator Weck explained Kaeding Properties, LLC (Kaeding) has requested a site plan review to construct two multiple unit storage buildings and a paved area for 10 RV parking stalls and 21 boat trailer stalls. The site is currently developed with nine multiple unit storage buildings and a commercial building occupied by Forest Lake Muffler. The two new buildings will be each 40 feet wide by 90 feet long adding an additional 7,200 square feet of indoor storage space.

Zoning Administrator Weck reported the 15.5 acre parcel is L-shaped with a narrow end of the L facing Greenway Road and US Highway 8. Eight of the nine existing self-storage buildings are in a line east to west along the south property line. The ninth building is located north of the second most west self-storage building. The two new buildings will be located one each on both sides of this ninth building. The new RV and boat trailer storage area will be located northeast of these new buildings. The entire area around the buildings will be paved with a concrete curb on the north side of the paved area. Two stormwater infiltration basins are located north of the paved area and the runoff from the paved area will reach these ponds through two curb cuts. Staff reviewed the request in further detail with the Commission and recommended approve of the proposed project with conditions.

Ryan Anderson, A-1 Mini Storage, reviewed the original site plan proposal in detail with the Commission.

Commissioner Engstrom requested further information on the proposed angled parking. Mr. Anderson explained the angled parking was designed for full sized RV's and not for continuous traffic.

Commissioner Coughlin believed these 40 foot angled parking stalls would be a tight fit for recreational vehicles.

Commissioner Lobermeier requested clarification on which site plan was being considered. Mr. Anderson discussed the original full site plan with the Commission.

**A MOTION WAS MADE BY PLANNING MEMBER ENGSTROM, SECONDED BY PLANNING COMMISSION MEMBER LOBERMEIER, TO APPROVE THE PROPOSED PROJECT BASED ON THE FINDINGS THAT THE STANDARDS FOR THE SITE PLAN REVIEW HAVE BEEN MET AND SUBJECT TO THE FOLLOWING CONDITIONS:**

1. That the final plans and constructed infiltration basins address the conditions and requirements of the May 4, 2016 Stormwater Review Memorandum.
2. Obtain a variance from the Comfort Lake Forest Lake Watershed District to allow the stormwater infrastructure to accommodate only the proposed new impervious surface.

*Voting Aye: Coughlin, Engstrom, Lobermeier, Meyers, and Storm.*  
*Voting Nay: None*  
*Abstain: None*

**NEW BUSINESS:**

**5. Sketch Plan: Koski Property R21.10124.00  
5662 287<sup>th</sup> Street**

Zoning Administrator Weck explained Lyle Koski has requested a sketch plan review to subdivide the 16 acre parcel of property located at 5662 287<sup>th</sup> Street. Access to the current residence is from 287<sup>th</sup> Street which forms the southern boundary of the parcel. The eastern boundary of property abuts County Road 30 and the northern is the City boundary. The proposal is to split off a separate five acre parcel on the north end which would be approximately 500 feet wide as measured along the parcels eastern property line and 500 feet deep from that point to County Road 30.

Zoning Administrator Weck indicated a sketch plan is required prior to the submission of the preliminary plat application to ensure requirements of the platting procedure and of the Subdivision Ordinance and other related ordinances are met. The Planning Commission shall determine whether or not the intended layout conforms satisfactorily to the requirements and advise the applicant with suggestions and information that may be needed for preparation of the subdivision's Preliminary Plat. Staff provided further comment on the Sketch Plan and requested comment from the Planning Commission.

Lyle Koski, 5662 287<sup>th</sup> Street, reported he owns 16 acres of property and would like to subdivide his property in order to create a five acre lot for his daughter to build on. It was noted access to the new lot would be provided on County Road 30. He noted he contacted **Hult & Hebeisen** and survey work would be conducted on May 23<sup>rd</sup>.

Commissioner Coughlin asked how many houses would be built on the five acres. Mr. Koski reported one home would be built.

Commissioner Meyers questioned how the existing home was accessed. Mr. Koski indicated he accessed his home via 287<sup>th</sup> Street at the AT&T Tower.

Chair Storm reported the applicant would have to receive County approval in order for the new lot to receive access to County Road 30. Mr. Koski was aware of this fact and stated he would be in contact with the County.

The Commission supported the proposed Sketch Plan.

**COMMUNICATIONS:**

**6. None**

Chair Storm reported he attended the WSB Planning University last Saturday. He noted he was the only one in attendance outside of the seven county metro area. He explained the group discussed chicken ordinances, beekeeping, breweries and taprooms. He encouraged the City to pursue a breweries/taproom Ordinance.

Commissioner Engstrom explained he heard through the grapevine that Xcel Energy was planning on charging all residents a nominal fee that do not have solar.

Chair Storm believed this would be a long time out as it would need legislative approval.

Chair Storm discussed the America's Best Communities initiative.

**A MOTION WAS MADE BY PLANNING COMMISSION MEMBER ENGSTROM, SECONDED BY PLANNING COMMISSION MEMBER MEYERS, TO ADJOURN THE REGULAR MEETING OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR MAY 10, 2016 AT 7:42 P.M.**

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

*Voting Nay: None*

*Abstain: None*