

located at 5662 287th Street. The proposed subdivision would be split off a 5-acre parcel comprising the north 600 feet of the existing parcel. The proposed subdivided lot is bounded by County State Aid Highway 30 to the west, the Wyoming City border and a one-acre parcel in the City of Stacy to the north, a large residential lot to the east, a cell tower site to the southeast, and an agricultural lot to the south.

Mr. Zweber reported the existing parcel is in the A-Agricultural Zoning District where single family dwellings are permitted on lots of 5 acres or more where the dwelling fronts an existing public road. The parcel location is guided for Mixed Use Development. The land is outside of the current public wastewater service area. The existing conditions of the proposed parcel consist of a loamy soybean field in the western portion and a wooded area in the eastern portion.

Mr. Zweber indicated a wetland delineation was completed and found that no part of the proposed 5-acre parcel contains a wetland. Soil boring tests on the property confirm that there is at least one acre of buildable area with 10,000 square feet of area suitable for a standard Type I septic system. No variances are requested. There are no existing buildings or structures on the proposed parcel. Preliminary and Final Plat review is required before the proposed lot split can be approved. It was noted the applicant has submitted a complete application for review. Staff discussed the request in further detail with the Commission and recommended approval with conditions.

Lyle Koski, the applicant, thanked staff for patiently working with him on this subdivision.

Chairman Storm opened the public hearing at 7:03; there being no public wishing to speak the public hearing was closed.

A MOTION WAS MADE BY PLANNING MEMBER ENGSTROM, SECONDED BY PLANNING COMMISSION MEMBER MEYERS, TO APPROVE THE PRELIMINARY PLAT TO SUBDIVIDE THE PROPERTY AT 5662 287TH STREET WITH THE FOLLOWING CONDITIONS:

1. That the site shall be developed in accordance with the approved Final Plat.
2. That the building official will approve the grading plan before issuing a building permit.
3. That the Applicant correct the setback requirements on the Preliminary Plat to show the required setback of 40 feet, not 20 feet as shown.

Voting Aye: Engstrom, Meyers, and Storm.

Voting Nay: None

Abstain: None

A MOTION WAS MADE BY PLANNING MEMBER ENGSTROM, SECONDED BY PLANNING COMMISSION MEMBER MEYERS, TO APPROVE THE FINAL PLAT TO SUBDIVIDE THE PROPERTY AT 5662 287TH STREET WITH THE FOLLOWING CONDITIONS:

1. That the site shall be developed in accordance with the approved Final Plat.
2. That the building official will approve the grading plan before issuing a building permit.
3. That the access location is approved by Chisago County.

Voting Aye: Engstrom, Meyers, and Storm.

Voting Nay: None

Abstain: None

OLD BUSINESS

4. Comprehensive Plan Update

Zoning Administrator Weck stated Eric Zweber with WSB had an update on the Comprehensive Plan.

Eric Zweber, WSB, discussed the schedule that would be followed for the Comprehensive Plan update. He noted it would take almost a year to complete the updates. He explained the Commission would be discussing growth projections this evening. In January, the Commission would address Land Use and Utilities. In April/May of 2017 the Commission would discuss Housing, Parks and

Public Facilities and in October/November the group would be holding a Public Hearing and approving the Comprehensive Plan.

Mr. Zweber turned the discussion at this time to the projected growth for the next 20+ years. He reviewed the current demographics, noting the City had almost 8,000 residents. The City had a younger population with an above average level of income. Further comment as provided on the City's building permit trends over recent years. The number of units constructed in Wyoming versus neighboring communities was discussed.

Commissioner Meyers asked if any census data would be available to assist the City with addressing its projected growth. Mr. Zweber reported a full census was completed in 2010 and partial data was collected in 2015. He explained the 2015 data could be forwarded to the Commission.

Mr. Zweber commented on the potential number of units that could be constructed per year for the next 20 years. He requested feedback from the Commission on their vision for the City. He reported the Commission could request the City continue to grow based on previous trends (15 units per year) or grow with market assistance (40 units per year).

Chairman Storm discussed the potential for a new road off of Wyoming Trail stating this roadway would open up more land. Mr. Zweber discussed the location of sewer services and believed it would be difficult to get sewer to this portion of the City.

Commissioner Meyers asked how many building permits were administered in 2016. Zoning Administrator Weck estimated the City had approved 15 to 20 building permits.

Commissioner Meyers stated based on the past four years, the City has been approving 20 building permits per year. He asked if growth was projected to be more than 20 units per year in the coming years.

Further discussion ensued regarding the developments under construction or awaiting construction in Wyoming.

Commissioner Meyers suggested the Commission proceed with a conservative or reasonable growth number of 25 units per year. He asked if staff knew what Forest Lake was projecting for growth. Mr. Zweber reported Forest Lake was estimating they would add 100 units per year to their City for the next 20 years. He indicated this City had the land to support this amount of growth.

Commissioner Engstrom asked if Highway 8 would be improved over I-35W. Zoning Administrator Weck understood this was a priority.

Mr. Zweber asked if the Commission could support a certain level of growth moving forward. The Commission was in agreement to support a 25 unit per year growth within the Comprehensive Plan.

Commissioner Meyers requested staff provide the Commission with firm building permit numbers for 2016 at the January 2017 Planning Commission meeting. In addition, he wanted to see the most recent census numbers and available buildable inventory.

Commissioner Engstrom wanted to learn more about the City's used inventory as well.

Mr. Zweber thanked the Commission for their input and stated he would report back to the Commission at a future meeting.

5. City Council Feedback on Temporary Manufactured Home Permit Ordinance

Zoning Administrator Weck provided the Commission with feedback from the City Council regarding the Temporary Manufactured Home Permit Ordinance.

Chairman Storm expressed concern with the legal guardian term. He recommended this verbiage be changed to read relative or legal guardian. He then addressed the \$5,000 surety amount. He asked if the City could be more or less restrictive than the County. Zoning Administrator Weck reported this was the case. He explained a \$5,000 surety was being recommended so as not to burden the applicant or the City.

Further discussion ensued regarding the potential expense of removing a temporary manufactured home unit from a property.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER ENGSTROM, SECONDED BY PLANNING COMMISSION MEMBER STORM, TO DIRECT STAFF TO HOLD A PUBLIC HEARING FOR THE TEMPORARY MANUFACTURED HOME PERMIT ZONING ORDINANCE TO THE NEXT AVAILABLE PLANNING COMMISSION MEETING.

Voting Aye: Engstrom, Meyers, and Storm.

Voting Nay: None

Abstain: None

NEW BUSINESS:

6. None.

COMMUNICATIONS:

7. None.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER MEYERS, SECONDED BY PLANNING COMMISSION MEMBER ENGSTROM, TO ADJOURN THE REGULAR MEETING OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR SEPTEMBER 13, 2016 AT 7:55 P.M.

Voting Aye: Engstrom, Meyers, and Storm.

Voting Nay: None

Abstain: None