

**APPROVED MINUTES  
PLANNING COMMISSION  
REGULAR MEETING  
CITY OF WYOMING, MINNESOTA  
FEBRUARY 23, 2016  
7:00 PM**

**CALL TO ORDER:**

Planning Commission Chairman Frank Storm called the Regular Meeting of the Wyoming Planning Commission of February 23, 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, and Frank Storm.

Members Absent: Planning Commissioner Ken Meyers and Council Liaison Mayor Eric Peterson.

Also Present: Breanne Rothstein, WSB Planning Consultant 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 January 12, 2016.**

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

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

*Voting Nay: None*

*Abstain: None*

**SCHEDULED PUBLIC HEARINGS:**

2. **None.**

**NEW BUSINESS:**

3. **D-16-001** **Sketch Plan Approval for “Greenwood at Carlos Avery”, PID 21.00012.00, 21.10302.00, 21.10311.00, 21.10312.00, 21.10302.10, 21.10311.10, 21.00009.30, 21.10302.20, 21.10311.20, 21.102.98.30, 21.10302.30, and 21.10298.40; PAXMAR, LLC**

Don Jenson, Land Development Director with PAXMAR, LLC, introduced himself to the Planning Commission.

Breanne Rothstein, Planning Consultant with WSB, discussed the sketch plan request being made by PAXMAR, LLC for a subdivision of 12 parcels located in the northwest quadrant of the I-35 and East Viking Boulevard Interchange with the Planning Commission. She explained the Sketch Plan was the first informal step for this project. It was noted the subdivision would be known as Greenwood at Carlos Avery and would create 274 lots for detached single family homes, a total of 100 apartment units in 2 buildings, a hotel and about 19 acres saved for future commercial uses that will be served by City sewer and water. The 12 parcels total 237.6 acres and were guided within the Comprehensive Plan for Mixed-Use. Approximately 145 acres of the property is upland with the remaining portion being wetlands.

Ms. Rothstein explained a high-level analysis was completed by the City Engineer and it was determined the sanitary sewer and water lines from the east side of the freeway would need to be upsized. In addition, traffic patterns were evaluated and there was concern with the intersection of Kettle River Boulevard and East Viking Boulevard. A more detailed analysis of this intersection would have to be completed. She provided comment on the wetlands that would be impacted on the property noting 1.8 acres were being proposed to be mitigated. This would be completed at a 2:1 ratio. She indicated the developer was proposing wetland buffers around the existing wetlands.

Ms. Rothstein stated the next steps would be for the Planning Commission and City Council to hold informal discussions regarding the Sketch Plan. After that time, the developer would be directed to prepare a more detailed Preliminary Plat. She indicated an Environmental Assessment Worksheet would also have to be completed by the developer. Staff discussed the proposed project in further detail and requested questions or comment from the Planning Commission.

Commissioner Coughlin asked if the property would need to be rezoned. Ms. Rothstein explained the property was designated for Mixed-Use within the Comprehensive Plan and would therefore not need to be rezoned. However, she commented the City could elect to rezone the site to Planned Unit Development (PUD).

Mr. Jenson thanked staff for the thorough report and introduced several of his key team members to the Planning Commission. He reviewed another development (Thurnbeck Ponds) his company had completed in the City of Wyoming. He reported he had similar projects to Greenwood at Carlos Avery in progress in Blaine and Elk River. He discussed the amenities that would be included within the proposed development. It was noted the outside 21 acres to the north were wetlands and were not included in the development calculations.

Mr. Jenson provided further comment on the development specifics and noted the single-family homes would be maintained by the homeowners. The small lots would be maintained by a homeowners association (HOA). He noted the proposed park would be similar to Goodview Park, which would be a great addition to this side of I-35W. He explained sidewalks were being proposed for one side of the street along with a trail network. He reported early phases of the project would be served by the existing sewer and water. He anticipated the project would be completed in three phases.

Dwayne Sikich, Sambatek, discussed the hydrology of the site on both the surface and subsurface within the project area. He explained how the developer would be taking advantage of the existing site features with a pond/lake for water retention. He noted all home basements would be above the water table. He described how the lot sizes would vary in order to create "life cycle" housing choices within the neighborhoods. He commented on how the lot layout would be defined by the wetland buffers. He indicated a 1.9-mile recreation trail corridor was being proposed within the development, along with 3.4 miles of sidewalk, which would make the new development walkable.

Mr. Jenson explained a hotel franchise was interested in locating behind the Village Inn in later summer or early fall 2016. He stated he had six different builders interested in developing the housing with Greenwood at Carlos Avery. He appreciated the Commission's time and requested questions or comments.

Commissioner Lobermeier appreciated the detail within the proposed plans. He expressed some concern with how the commercial area would be abutting the residential area.

Commissioner Coughlin questioned who would be covering the expense to realign Kettle River Boulevard where it connects with East Viking Boulevard. Mr. Jenson understood the City was interested in creating a new access point. He indicated he would participate in the payment for this new alignment on a pro rata basis. He stated he would not force a change, but was willing to work with the City and Chisago County on this matter.

Commissioner Coughlin asked if staff had been on contact with the County regarding the proposed project. Ms. Rothstein reported she had a very preliminary discussion at the engineering level regarding the intersection of Kettle River and East Viking Boulevard with the County. She indicated the final decision for this intersection would remain with the City Council.

Commissioner Coughlin inquired how long it would take to develop the entire project. Ms. Jenson anticipated 50 units per year would be constructed which means it would take approximately six years to develop the residential neighborhood, plus a year to engineer and grade the site.

Commissioner Coughlin questioned if the plan would be to close a portion of Kettle River Boulevard. Mr. Jenson stated he would not have a plan until a thorough review and analysis was completed. He provided further comment on how the site may be accessed after he received comments from the County.

Commissioner Coughlin did not support the project having three access points considering the project was so close to I-35W. Mr. Jenson explained how planners and developers addressed traffic patterns. He provided further comment on the potential intersection distances for the proposed development.

Commissioner Coughlin asked if the development had enough stormwater runoff. Mr. Jenson reported the pond within the development would hold water after it was cleaned. He discussed how the pond/lake would serve as a focal point that was central to the development.

Commissioner Engstrom explained he was a traffic engineer. He was interested to see how Kettle River would realign as it was unnecessarily curvy. He believed it would be proper to realign a segment of Kettle River given there would be an increase in traffic after the hotel and apartments were developed.

Commissioner Engstrom questioned why the developer selected the proposed park location. Mr. Sikich indicated the park location was a stable area that would be tied into the trail network. He wanted to see the park become a central feature of the development.

Chair Storm requested further information on the parkland dedication area. Mr. Jensen explained the park would have six to ten acres of active space.

Chair Storm inquired how deep Greenwood Lake would be. Mr. Jenson estimated the lake could be up to 35 feet deep.

Chair Storm asked if the new development would include a senior citizen community. Mr. Jenson reported a portion of the housing would be geared towards seniors.

Commissioner Lobermeier inquired if any of the ditch segments were public. Mr. Jenson commented this was not the case and noted all of the ditch segments were private.

The Planning Commission was supportive of the Greenwood at Carlos Avery development.

Chair Storm thanked the developer for his input. He explained the next step for this development would be for the City to hold a Public Hearing and review the Preliminary Plat.

Chair Storm recessed the Planning Commission meeting at 8:00 p.m.

Chair Storm reconvened the Planning Commission meeting at 8:05 p.m.

**OLD BUSINESS:**

**4. Ordinance Discussion Tree Replacement and Environmental Enhancement Fund**

The Commissioners discussed the tree replacement and environmental enhancement fund.

Commissioner Engstrom questioned how homeowners currently addressed oak wilt. Chair Storm discussed the County's program to address oak wilt noting only a portion of costs were covered. He noted that this program has since ceased.

Commissioner Coughlin questioned who would determine what projects were to proceed. She did not believe the City Council should have the final determination on what projects move forward. She suggested guidelines be drafted for the use of tree replacement funds. She also wanted to see private property offer matching funds.

Further discussion ensued regarding the watershed matching grant program.

Chair Storm suggested the tree replacement and environmental enhancement fund strictly focus on woodland preservation.

**COMMUNICATIONS:**

5. None.

**A MOTION WAS MADE BY PLANNING COMMISSION MEMBER LOBERMEIER, SECONDED BY PLANNING COMMISSION MEMBER COUGHLIN, TO ADJOURN THE REGULAR MEETING OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR FEBRUARY 23, 2016 AT 8:16 P.M.**

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