

**APPROVED MINUTES
PLANNING COMMISSION
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
FEBRUARY 24, 2015
7:00 PM**

CALL TO ORDER:

Planning Commission Chairman Frank Storm called the Regular Meeting of the Wyoming Planning Commission of February 24, 2015 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 January 27, 2015.**

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER MEYERS, SECONDED BY PLANNING COMMISSION MEMBER ENGSTROM, TO APPROVE THE “REGULAR MEETING” MINUTES OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR JANUARY 27, 2015.

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

Voting Nay: None

Abstain: None

2. **Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for February 10 2015.**

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER LOBERMEIER, SECONDED BY PLANNING COMMISSION MEMBER COUGHLIN, TO APPROVE THE “REGULAR MEETING” MINUTES OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR February 10, 2015.

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

Voting Nay: None

Abstain: None

SCHEDULED PUBLIC HEARINGS

3. **None.**

NEW BUSINESS

4. Sketch Plan

**Guidance Homes, Inc.
257th Street
PID R21.11124.00 & R21.11125.00**

Zoning Administrator Weck informed the Commission that only comments he had received were from the Comfort Lake-Forest Lake Watershed District and are in the staff report, and that no comments had yet been received from the MNDNR or Army Corps of Engineers. Jaren Johnson, Guidance Homes Inc., and Jason Rud, E.G. Rud & Sons, Inc., introduced themselves to the Commission. Mr. Rudd described the Sketch Plan as single family detached townhomes that will meet setbacks from the right-of-way and Heims Lake, a new city street connecting to 257th Street, with city sewer and water, and with sufficient room for buffers and ponding.

Weck explained that there may be an issue with the density of the lots nearer to the water and that the MNDNR will be able to clarify density and tiering requirements for Planned Unit Developments in a Shoreland District. As well as, clarification of the area calculations for impervious surface requirements for properties on a nonmeandered lake.

Mr. Johnson spoke to the Commission about the process to move the development forward and the growing market for townhomes for residents 55+ years in age near the hospital campus. Commissioner Lobermeier spoke about the city's desire to rezone the parcel to allow growth in the OHC District as the Comprehensive Plan directs, regardless of what may be proposed on the parcel. After the rezoning the city will then they need to consider if the proposed use is appropriate there.

Commissioner Meyers and the applicant discussed the park dedication fees in the staff report and that the fees are based on percentage of the density of the development at 8% of the value, or the minimum park and trail fee per lot. The applicants proposed construction of a bituminous path along the road in the development will be considered by the Joint Park Planning Board. Preservation of the trees along the shoreline of the lake and possible improvements within the green space areas were also discussed.

Commissioner Coughlin asked about how the development will be controlled to restrict to 55+ owners. Weck replied that it would be controlled by the home owners association, Mayor Peterson concurred. Mr. Johnson added that he intends to make the homes accessible and that his goal is to offer older owners a choice to be able to stay in the area.

Commissioner Engstrom summarized the remaining items on the staff report, that there may be an issue with density, impervious surface areas, the eyebrow cul-de-sac, and adequate area for stormwater ponding.

Commissioner Lobermeier asked about the length of the cul-de-sac and also commented on the impervious surface area. Weck replied that there is a Fire Department access road that ties 250th Street to 257th Street along the south border of Xccent.

OLD BUSINESS

5. Ordinance Discussion

Snowmobile Ditch Riding

Chairman Storm described to the commission the snowmobile and off-road vehicle ordinance from Monticello where their ordinance splits the requirements for snowmobile use from off-road vehicles and addresses them separately. Zoning Administrator Weck was directed to draft the city ordinance with the same format.

COMMUNICATIONS

6. The Commissioners discussed the public comment period for the Aurora Solar in the city and other solar projects in the county and the state. Commissioner Engstrom explained that he

convinced radio station KTLK AM 1130 to talk about the issue of the State considering separate solar facilities as one.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER COUGHLIN SECONDED BY PLANNING COMMISSION MEMBER MEYERS, TO ADJOURN THE REGULAR MEETING OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR FEBRUARY 24, 2015 AT 7:47 P.M.

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