

**APPROVED MINUTES
PLANNING COMMISSION
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
MAY 24, 2011
7:00 PM**

CALL TO ORDER:

Planning Commission Chairman Frank Storm called the Regular Meeting of the Wyoming Planning Commission of May 24, 2011 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, Mark Lobermeier, and Frank Storm

Members Absent: Sean Wagner and Ken Meyers.

Also Present: Zoning Administrator Fred Weck, Council Liaison Roger Elmore.

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 226 2011.**

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 APRIL 26, 2011.

Voting Aye: Coughlin, Lobermeier, and Storm.

Voting Nay: None

Abstain: None

NEW BUSINESS

- 2 Preliminary and Final Plats of “Delmonico Park”**

Ned Froberg and Mike Muske of the Delmonico Investment LLC were present to present the Preliminary and Final Plats for the “Delmonico Park” Subdivision. Chairman Storm asked Staff if there was anything to add to the staff report. Weck replied that there was nothing to add but did give a brief explanation about the changes to the configuration of the plat and the park dedication requirements. Mr. Froberg explained that the outlot that had been proposed to be

deeded to an adjoining property owner was eliminated in the new design in order to provide access from the proposed extension of Ethan Avenue in the ghost plat to an adjoining property when it develops.

Commissioner Coughlin pointed out a discrepancy in the Subdivision Ordinance regarding parkland dedication. Sec. 32 – 63 requires that land dedication be based on the gross area of the subdivision and that the Density / Rate Schedule table the land dedication is based on the buildable area of the subdivision. The plat applications show that the site has 39.69 acres of wetlands and Mr. Froberg explained that the definition of buildable area also includes a minimum depth of mottled soil of one foot. Mr. Froberg went on to explain that the non-buildable area of the development is larger than the 36.69 acres classified as wetlands. Weck explained to the Commission that although the reintroduction of the formerly excluded outlot does raise the gross acreage of the subdivision that the wetland area exceeds the area of that outlot and that the proposed dedication exceeds what would be required to be dedicated when using the buildable area. The Planning Commission thought the proposed parkland dedication is fair to both the city and developer provided that the Park Board accepts it as well.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER COUGHLIN, SECONDED BY PLANNING COMMISSION MEMBER LOBERMEIER, TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE PRELIMINARY PLAT OF “DELMONICO PARK” WITH THE FINDING OF FACT THAT THE REQUIREMENTS OF ARTICLE III, DIVISION 2, “THE PRELIMINARY PLAT”, AS CONTAINED IN THE CITY OF WYOMING SUBDIVISION ORDINANCE HAVE BEEN COMPLIED WITH, AND WITH THE FOLLOWING CONDITIONS:

1. That the wetland delineation review is accepted.
2. That the Park Board recommends approval of the proposed Parkland Dedication.

Chairman Storm asked Staff if there was anything to add to the Staff report regarding the Final Plat approval request, there was nothing to add.

A MOTION WAS MADE BY PLANNING COMMISSION MEMBER STORM, SECONDED BY PLANNING COMMISSION MEMBER COUGHLIN, TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF THE FINAL PLAT OF “DELMONICO PARK” WITH THE FINDING OF FACT THAT THE REQUIREMENTS OF ARTICLE III, DIVISION 3, “THE FINAL PLAT”, AS CONTAINED IN THE CITY OF WYOMING SUBDIVISION ORDINANCE HAVE BEEN COMPLIED WITH AND WITH THE FOLLOWING CONDITIONS:

1. That the Final Plat, Developers Agreement, Mortgagers Consent to Plat, and a Partial Release of Mortgage, are recorded before the one year anniversary of the signing of the Developers Agreement on August 16, 2010.
2. That a current Ownership Report (less than 30 days old) be submitted prior to Final Plat approval.

OLD BUSINESS

3 There was no Old Business.

4 Reports

Chairman Storm informed the Commission that he and Zoning Administrator Weck had received an email from Commissioner Wagner in which Commissioner Wagner expressed his concerns that with his new business and the travel involved with it that he was missing to many meetings

and whether the Commission would like him to resign. Chairman Storm stated that he would prefer that Commissioner Wagner make that decision on his own. Also that a notice be put on the City website asking for resumes from potential applicants if an opening in the Commission were to happen to allow the Commission to interview the applicants and then select an applicant to recommend to the City Council.

The Planning Commission also discussed resolving the gross vs. buildable area discrepancy in the Subdivision Ordinance, as well as clarifying within the ordinance what is an acceptable land dedication (i.e. wetlands and upland areas)

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 MAY 24, 2011 AT 7:33 P.M.

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