

**APPROVED MINUTES  
PLANNING COMMISSION  
CITY OF WYOMING, MINNESOTA  
JANUARY 14, 2020  
7:00PM**

**CALL TO ORDER:**

*Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for January 14, 2020 to order at 7:00 PM*

**CALL OF ROLL:**

*On a Call of the Roll the following members of the Wyoming Planning Commission were present: Mark Lobermeier, Joel Ericson, Bryan Murdock, and Katie West*

**ABSENT:**

*Also Present: Fred Weck Zoning Administrator and Council Liaison Lisa Iverson*

**DETERMINATION OF A QUORUM:**

**PLEDGE OF ALLEGIANCE:**

**OPEN FORUM: NONE**

**APPROVAL OF MINUTES:**

1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for November 12, 2019

**A MOTION WAS MADE BY COMMISSIONER ERICSON, SECONDED BY COMMISSIONER WEST, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR NOVEMBER 12, 2019 AS SUBMITTED.**

*Voting Aye: Murdock, Ericson, West, and Lobermeier  
Voting Nay: None  
Abstain: None  
Absent: None*

2. Planning Commission Reorganization:

- a. Chair

**A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER MURDOCK, TO NOMINATE MARK LOBERMEIER TO SERVE AS CHAIR.**

*Voting Aye: Murdock, Ericson, West, and Lobermeier  
Voting Nay: None  
Abstain: None  
Absent: None*

- b. Vice-Chair

**A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER ERICSON, TO NOMINATE BRYAN MURDOCK TO SERVE AS VICE-CHAIR.**

*Voting Aye: Murdock, Ericson, West, and Lobermeier  
Voting Nay: None  
Abstain: None  
Absent: None*

**c. Joint Park/Planning Board (Meets second Tuesday of the month at 6:00 p.m. – if called)**

Commissioners West and Ericson volunteered to continue to serve on the Joint Park/Planning Board.

**A MOTION WAS MADE BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER ERICSON, TO NOMINATE COMMISSIONERS WEST AND ERICSON TO SERVE ON THE JOINT PARK/PLANNING BOARD.**

*Voting Aye: Murdock, Ericson, West, and Lobermeier*  
*Voting Nay: None*  
*Abstain: None*  
*Absent: None*

- d. Meeting Rescheduling**
  - i. Tuesday, February 25, 2020
  - ii. Tuesday, August 11, 2020

Zoning Administrator Weck noted that both of these meeting changes are due to the 2020 election schedule.

***There was a Consensus of the Commission to reschedule the February meeting for Monday, February 25, 2020 and the August meeting to Wednesday, August 12, 2020.***

Chair Lobermeier announced that there is an opening on the Planning Commission if there is anyone in the City interested in serving.

**SCHEDULED PUBLIC HEARINGS:**

- 3. Preliminary Plat                      D-19-007 “Aadland West:  
Applicant                                  Perry Aadland, Pioneer Road  
Property ID Numbers                  21.10387.00**

Zoning Administrator Weck stated that this application is for a project on 34.8 acres to create 15 individual lots that will have individual well and septic systems. He explained that staff is recommending approval subject to the 20 conditions as listed in the staff report.

Perry Aadland stated that he and his two brothers own this property. He noted that his brothers live in Alaska and California, so he will be the one presenting the information to the City. He stated that they started the process for this project about a year ago.

Commissioner Ericson asked if Mr. Aadland had read the staff recommendations and if he felt any of them were prohibitive to the project moving forward.

Mr. Aadland stated that he had read the recommendations and stated that he does not think there is anything that will be too big of an issue.

**A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER ERICSON, TO OPEN THE PUBLIC HEARING FOR COMMENT AT 7:10 P.M.**

*Voting Aye: Murdock, Ericson, West, and Lobermeier*  
*Voting Nay: None*  
*Abstain: None*  
*Absent: None*

John Chouinard, stated that his property is adjacent to the proposed development and asked when Hunter Avenue will be built and who would pay for it.

Zoning Administrator Weck stated that the developer will pay for the road as part of the development and will, most likely, pass along the costs to the people who buy the lots. He explained the usual requirements for installing roads prior to building permits being issued.

Mr. Chouinard asked about minimum home sizes in the City.

Zoning Administrator Weck stated that the minimum home size is 960 sq. ft. with a 24-foot width and explained that there also needs to be provisions to provide for an accessory structure or attached garage.

Mr. Chouinard asked if there would be a park included as part of the development plans on this property.

Zoning Administrator Weck stated that the Joint Park/Planning Board met earlier this evening and determined that there will be a cash dedication of \$1,800/lot for park and trail dedication funds, so there will be not a park.

Mr. Chouinard asked about how they would determine the depth of the wells and whether the lots will all have individual septic systems.

Zoning Administrator Weck stated that the well depth will have to be at least 50 feet deep and will typically be deeper. He explained the setback requirements from wells in the area. He stated that there will be individual septic systems and noted that based on the soil borings, he expects them to all be mound systems.

Mr. Chouinard stated that since Pioneer Road was redone the drainage flow through his property has been higher than it has ever been. He stated that even though there has been a lot of rain recently they are concerned that this may be a permanent situation and is concerned that additional development will make the problem even more difficult.

Zoning Administrator Weck stated that he cannot speak to the drainage from Pioneer Road but noted that this development cannot have any more run off from the property than it is currently.

Mr. Chouinard stated that they built their home 34 years ago and knows that #9 is an old farmstead that has a lot of old concrete buried on the lot and a capped well. He asked if there was any concern about this.

Zoning Administrator Weck stated that it would be a concern if it was in the septic areas, but otherwise should not cause any problems. He stated that the City will need to make sure they know the location of the capped well and make sure that it has been capped properly.

Mr. Chouinard asked if there was a rule about which trees could and could not be cut down.

Zoning Administrator Weck stated that he believes most of their plans avoid the trees, but they are allowed to remove trees without penalty in various areas, such as the roadway, driveway and drainage pond. He explained the tree inventory and the requirement to replant trees according to the woodland preservation ordinance.

Tom Poulius, 7012 Pioneer Road, stated that when it rains his back yard turns into a lake and asked if this development would help solve that problem.

Zoning Administrator Weck stated that this property will have to deal with drainage on their own property but not the surrounding areas. He stated that they are planning a retaining pond on the site which may help slow down the overall drainage in the area.

Mr. Poulius, asked about the DNR and hunting near this property.

Zoning Administrator Weck stated that the City ordinance is similar to the DNR's rule and says that firearms must be 500 feet from an occupied dwelling or an occupied farm structure and 200 feet for a bow and arrow.

Dan Atou, 7873 Pioneer Road, stated that their concern is the new access road and whether it will dump directly onto their driveway.

Zoning Administrator Weck assured Mr. Otto that this would not happen.

Mr. Atou asked who would pay to have the utilities moved.

Zoning Administrator Weck stated that these costs will be the contractor or the utility company.

Mr. Atou asked whether the City was perceiving that the property taxes will be increasing in the area after the development is completed.

Zoning Administrator Weck stated that there are no plans to increase the property taxes.

Mr. Atou asked about the drainage and whether it may increase after the development has been completed.

Chair Lobermeier reiterated that the City's requirement is that the drainage and run off cannot increase after the development.

Mr. Atou asked if the plans were a compromise between the previously discussed executive homes and high-density housing.

Mr. Aadland explained that they had petitioned to have the land rezoned to R2 which his rural residential and this project conforms that those requirements.

Kris Atou, stated that she hadn't quite heard the answer about the road alignment. She asked if the road would be put in directly across from the existing Hunter Avenue and if the plans were to move the new power pole and speed sign that were just installed. She explained the proximity of their driveway and her concerns that it will be too close. She asked whether the lots would be sold and then homes put up or if homes would be built and then they would try to sell them.

Chair Lobermeier explained that Hunter Avenue will be aligned with the existing road and that it is the developer's choice whether they put up the houses prior to selling them.

George Osgood, 260<sup>th</sup> Street, asked who would maintain Hunter Avenue after the development.

Zoning Administrator Weck stated that it would become a City street and be maintained by the City.

Mr. Osgood stated that there is an egress access on the north side and asked if that would be part of the project.

Mr. Aadland stated that many years ago, his parents developed some land east of this area and at that time there was no DNR access, so they left an access lot and gave people gated access to get to Comfort Lake. He stated that his understanding is that there are 8-10 people that have that access. He explained that if his parents had known that there would be a DNR access eventually, they would have put a sunset clause on this access. He stated that this development will not change that access and will not be part of the development.

**A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER MURDOCK, TO CLOSE THE PUBLIC HEARING AT 7:29 P.M.**

*Voting Aye: Murdock, Ericson, West, and Lobermeier*

*Voting Nay: None*

*Abstain: None*

*Absent: None*

Chair Lobermeier suggested adding a condition that about the possible capped well in the area.

**A MOTION WAS MADE BY COMMISSIONER ERICSON, SECONDED BY COMMISSIONER WEST, TO RECOMMEND THAT THE COUNCIL APPROVE THE PRELIMINARY PLAT FOR AADLAND WEST, PERRY AADLAND, PIONEER ROAD, PROPERTY ID NUMBER 21.10387.00, SUBJECT TO THE CONDITIONS LISTED IN THE STAFF REPORT AND ADDING**

**A CONDITION TO ADDRESS THE POSSIBLE CAPPED WELL IN THE AREA.**

*Voting Aye:* Murdock, Ericson, West, and Lobermeier  
*Voting Nay:* None  
*Abstain:* None  
*Absent:* None

**NEW BUSINESS**

**4. Sketch Plan** D-19-008 Kettle River Boulevard and 258<sup>th</sup> Street  
**Applicant** Development Group, Jesse Moxness  
**Property ID Numbers** 21.10582.05 and 21.10582.10

Zoning Administrator Weck stated that this is a proposed subdivision of 88 acres that would be divided into 149 individual lots with 72 single family homes and 76 townhome sites. He noted that Mr. Moxness was unable to attend the Joint Park/Planning Commission meeting, but noted that they are recommending that there be research into what it would cost to put in a crosswalk similar to what has been done in Forest Lake on Highway 61 and create a trail along Kettle River Boulevard. He stated that this development is proposed to be on City sewer and water.

Mr. Moxness introduced himself and noted that he has previously worked with the City on the Kennedy Estates development. He stated they would like to move forward with this development as a P.U.D. which will require rezoning.

Chair Lobermeier stated that the staff report stated that there was a staff concern about sewer and water.

Zoning Administrator Weck stated that this area is able to be served by City sewer and water.

Mr. Moxness noted that they will need to put in a lift station and thinks the wording in the staff report was a little bit misleading. He noted that he had spoken with the owners of the Delmonico property about this project, but they have decided to move forward with their project on their own timeframe.

Chair Lobermeier asked about the potential development of lots A1 and A2 and reconfiguring 258<sup>th</sup> Street.

Mr. Moxness stated that he is looking for feedback from the City on what they would like to see done. He noted that he is open to revisions but it also has to make financial sense. He stated that their goal is to make the houses affordable and in the \$275,000 range. He stated that he is currently proposing townhomes, but could also make apartments work if the City would like to see that in this location.

Commissioner Murdock asked if there would be individual driveways or shared driveways in the development.

Mr. Moxness stated that there will be individual driveways. He distributed pictures of what the proposed townhomes will look like.

- 5. Planning Commission 2020 Goals, Initiatives, and Priorities**
  - a. Zoning Ordinance**
    - i. Maximum Impervious Surface Area**

Zoning Administrator Weck explained that the City, for commercial development, allows for 50% of the area to be impervious.

Chair Lobermeier asked if the City had a provision for a fee in lieu of the maximum and noted that it would be similar to a park dedication fee.

Zoning Administrator Weck stated that the City does not have this.

Chair Lobermeier stated that he would like to know if the Council has any goals in mind for the Planning Commission.

Mayor Iverson stated that the EDA has been looking at the Comprehensive Plan, but noted that the Council had not had a meeting to discuss goals yet. She suggested that a joint meeting with the EDA be scheduled to discuss some of these items.

Chair Lobermeier stated that it may be a good idea to discuss residential zoning and ways to have the ability within the ordinance to be able to have a bit of variation, when it is appropriate. He stated that he would like to look at density, lot sizes and road frontage.

**b. Comprehensive Plan Update**

Chair Lobermeier stated that he feels this needs to continue to be a goal. He noted that even though there wasn't a good turn out for the Open House, he thinks the Commission could continue to dig deeper into the Comprehensive Plan. He stated in order to get the Comprehensive Plan completed this year, it will need to be updated in a realistic format. He noted that Roger Elmore suggested that the City not make it too complex. He stated that he feels it will be difficult for the Commission to draft this document themselves and believes that the City will need some help.

Mayor Iverson stated that she has briefly discussed this with City Administrator Linwood already. She stated that it will cost money to get this kind of assistance but she will have a more in-depth conversation with him to find out what the options may be for getting this completed with some help.

Mr. Moxness stated that he thinks it would be a good idea for some local developers to attend the meetings and give a little feedback because a different perspective may be helpful. He stated that he thinks there is a way to be more developer friendly and not be just about collecting fees.

Zoning Administrator Weck stated that they have gone through the City Code to make it gender neutral and removed all references to "he". He stated that for the City to change the portion of the code with relation to the Subdivision and Zoning Ordinance there will need to be a Public Hearing. He stated that the tentative plan is for the Council to call for the Public Hearing on February 11, 2020.

**OLD BUSINESS: NONE**

**COMMUNICATIONS:**

**6. City of Wyoming 2019 Building Report.**

Chair Lobermeier stated that the 2019 Building Report was for informational purposes only but noted that he found it very impressive and was surprised at how much has been going on.

**UPDATES: NONE**

**A MOTION WAS MADE BY COMMISSIONER MURDOCK, SECONDED BY COMMISSIONER ERICSON, TO ADJOURN THE JANUARY 14, 2020 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:58 PM.**

*Voting Aye: Murdock, Ericson, West, and Lobermeier*  
*Voting Nay: None*  
*Abstain: None*  
*Absent: None*