

**APPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
OCTOBER 13, 2020
7:00PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for October 13, 2020 to order at 7:00 PM

PURSUANT TO MN STATUTE 13D.021 THE WYOMING PLANNING COMMISSION MEETING WAS HELD ELECTRONICALLY VIA CONFERENCE CALL.

CALL OF ROLL:

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

ABSENT: Joel Ericson

Also Present: Fred Weck Zoning Administrator, Ryan Krzos- WSB, City Engineer Erichson (for a portion of the meeting) and Mayor 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 September 22, 2020**

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER CARR, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR SEPTEMBER 22, 2020 AS SUBMITTED.

Roll Call Vote:

Voting Aye: Murdock, West, Carr, and Lobermeier

Voting Nay: None

Abstain: None

Absent: Ericson

SCHEDULED PUBLIC HEARINGS:

- | | |
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| 2. Rezoning | Z-20-003 Rural Residential (R-1) to the One and Two Family Residential District (R-4) |
| Applicant | Moxness Development Group, Jesse Moxness |
| Location | PID # 21.10582.05 and 21.10582.10 |

Zoning Administrator Weck explained that the rezoning and preliminary plat requests are for both parcels and not just the 19 lots.

Chair Lobermeier clarified that the first public hearing would be to consider rezoning for the entire property.

Ryan Krzos, WSB gave an overview of the request for a preliminary plat request for Summer Fields subdivision which includes 70 single family residential home sites and 57 detached townhome sites. He explained that the single-family home sites will be located on the west side of Kettle River and the townhome sites will be on the east side of Kettle River. He stated that the area where the single-family homes will be located is guided by the Comprehensive Plan as low density residential which the preliminary plat meets. He noted that the east side of Kettle River is guided as Mixed Use which would allow for office, multi-family, or single family. He reviewed the proposed road access points on Euclid Avenue South and a new street at 255th extending from Kettle River westward to a cul-de-sac. He stated that this project has been reviewed in a number of forms since early in the year. He stated that there was a Sketch Plan review, an Environmental Assessment Worksheet (EAW), and a wetland delineation which is all reflected in staff's recommendation of approval of the subdivision plat.

Commissioner Murdock referred to the traffic section within the EAW regarding the number of trips and didn't see any cumulative discussion about the traffic coming out of the neighborhoods in the area plus the new development. He stated that based on some of the comments from residents and his personal experience with driving north at certain times on Kettle River Boulevard, there is already some congestion in this area and asked how they came to the conclusion that wasn't going to impact traffic.

Mr. Krzos stated is a better question for City Engineer Erichson but noted that there are ways to model traffic and come up with those number of trips. He stated that the County will have to weigh in with regard to adding a new access so there are still a number of considerations that would account for existing traffic in the area.

Commissioner Murdock stated that there was a comment in the staff report about the basin depth being a concern and asked how that can be resolved.

Mr. Krzos stated that is another question that City Engineer Erichson would need to answer. He noted that in light of it appearing as a condition, he is anticipating that it will not be difficult to overcome with modifications to the plan.

Commissioner Murdock asked if there was any connectivity planned between the development and the other neighborhoods.

Zoning Administrator Weck stated that the Joint Park/Planning Board took a look at the possibility of a crosswalk at 258th Street and after the City Engineer took a look, based on the curve and speeds it was felt that was not a good place for a sidewalk. He stated that in the City's Park Comprehensive Plan, there are plans for a trail to follow Kettle River Boulevard. He explained that the sidewalk that is inside the plat would allow the connectivity without impacting right-of-way on Kettle River itself.

Commissioner Murdock noted that there was not a turn lane required into the development for northbound traffic and feels that may be short sighted, but asked if the thought process was that there would eventually be another entrance into the development.

Mr. Krzos stated that there will be a second access point at 255th.

Commissioner Murdock stated that having driven the road and knowing the speed limit is 55 mph in that area with no turn lane, it concerns him and seems like it will provide opportunities for congestion.

Commissioner Carr stated that he would reiterate Commissioner Murdock's concerns regarding traffic. He stated that he lives on the west side off of Kettle River and there can be big backups and this amount of new houses concerns him. He stated that at a minimum he would like to see

a turn lane issue be looked at again. He stated that if there is going to be a development here, he also feels the 55-mph speed limit should be looked at by the Department of Transportation to be dropped.

Chair Lobermeier stated that he also had questions about the traffic situation and noted that a number of concerns have been shared through letters from the public. He stated that he feels it would be good to double back and ensure that issue is handled. He asked about the statement in the staff report that said appropriate measures can be taken and incorporated into the project plans for items identified in the EAW. He asked what types of mitigated measures were incorporated into the plans to address those issues.

Mr. Krzos stated that there were sensitive areas identified and improvements generally attempt to avoid that area and is noted where potential conflicts could be.

Chair Lobermeier asked if Mr. Krzos felt comfortable when he looks at what is being proposed that these mitigated measures are being addressed.

Mr. Krzos stated that he was comfortable.

Chair Lobermeier stated that when the Planning Commission saw the sketch plan in January, he believes it was looking at R-3 zoning and asked why it has been changed to R-4.

Zoning Administrator Weck stated that he cannot remember, but noted that the lot sizes that were submitted with the preliminary plat fit the R4 zoning.

Chair Lobermeier asked if the R-4 zoning would only apply to the west side of Kettle River.

Zoning Administrator Weck stated that the zoning would apply to both sides and noted that the PUD will configure the lot size and density.

Chair Lobermeier stated that one of his concerns with deep ponds as part of developments as an amenity, is whether or not they will hold water. He asked the applicant to give an overview of the project.

Jesse Moxness gave an overview of some of the concepts that they considered for these parcels and explained how they settled on detached townhome/villa which are slab on grade and designed for the empty nester. He noted that they have a similar product in Lindstrom called Morning Sun if anyone would like to go take a look at what they are proposing here. He stated that the residents would own their own their property and structure, but there would be a plowing and mowing association. He stated that he believes there are only 36 townhome villa units planned at this point not the 57 mentioned by Mr. Krzos. He explained that he thinks the R-4 zoning works the best from both a developer and a City standpoint. He noted that he had previously worked on a development within the City called Kennedy Estates.

Commissioner Carr asked about the zoning of the community just north of this project.

Zoning Administrator Weck stated that it is currently zoned R-3.

Chair Lobermeier stated that he appreciated that the density has continued to go down as the plans have progressed. He asked if the target price for the single-family homes were still around \$275,000.

Ms. Moxness stated that a bit has changed since the sketch plan was presented in January. He stated that they are hopeful that they will be able to get single family products in for just a little over \$300,000. He stated that their goal has been to make the homes as affordable as they can but still cover all their fees behind the scenes. He stated that the villa product, in Lindstrom, is going for about \$287,000 to \$340,000 which he thinks will be similar to Wyoming with the lowest prices for the villas most likely being around \$300,000 to \$325,000.

Zoning Administrator Weck noted that the parcel on the west side of Kettle River Boulevard is 63

acres and they are proposing 66 lots which equals 41,000 sq. ft./unit. He stated that on the east side they have 28 acres and are proposing 36 lots brings it to about 34,000 sq. ft./unit. He explained that the Sunrise Meadows West neighborhood is zoned R-3 has 18.5 acres with 30 lots, so their density is about 27,000 sq. ft./unit which is higher than the proposal by Mr. Moxness.

Commissioner Murdock asked if the Commission get could a copy of what the villas will look like because he is confused that they will be about as expensive as the single-family homes.

Mr. Moxness stated that she can get that information to the Commission.

Mayor Iverson asked if Mr. Moxness was still planning 66 homes on the west side of the property.

Mr. Moxness stated that he thinks it is currently at 69 lots because there is an existing house on the lot that they are trying to make work in the project, but noted that he thinks they are pretty close to where they will actually end up.

Commissioner Murdock noted that the EAW says "72 single family homes".

Mr. Moxness stated that they have gone done from what the EAW said because they had originally planned to put in two rural lots along the wetland area, but they have scrapped those plans.

MOTION BY COMMISSIONER MURDOCK, SECONDED BY COMMISSIONER WEST, TO OPEN THE PUBLIC HEARING FOR COMMENT AT 7:34 P.M.

Roll Call Vote:

Voting Aye: Murdock, West, Carr, and Lobermeier

Voting Nay: None

Abstain: None

Absent: Ericson

Chair Lobermeier explained that the City had received at least six letters regarding this project and asked if there had been any other received.

Zoning Administrator Weck stated that no other letters were received and read aloud the names of the residents who submitted letters. The names were: Phillip Russell; Kevin Nelson; Ashley Mages and Victor Kinzer; Joel Dickey; Guy Humphrey; Carly Nelson; Brianna Johnson and Cory Hines; Andrew Newcomer; Paul and Bonnie Scribner.

Chair Lobermeier stated that the Commission has read through all the comments received and noted that all of those commenting were opposed to this rezoning and the development. He thanked the residents for taking the time to have their thoughts and opinions heard by the City.

Bonnie Scribner, 25579 Kettle River Boulevard, stated that they have lived here for 34 years and have seen a lot of changes take place on Kettle River Boulevard. She expressed her appreciation to Zoning Administrator Weck for answering the list of questions she had submitted via e-mail. She stated that her top concern about this development is what it will do to Kettle River Boulevard and does not think anyone has grasped how much traffic these two developments will bring. She stated that somewhere in the paperwork she saw that they are assuming traffic will go north to County Road 22 and that is a jam up. She stated that coming from Forest Lake on a Friday afternoon, she has spent 45 minutes on Kettle River Boulevard trying to get into her driveway. She stated that she is concerned about accidents with wildlife as well as people walking on the road because it is very dangerous. She stated that she also does not believe people will go north to get on the freeway because she worked for 40 years all over the Twin Cities and never once went that way to access to the freeway. She stated that she also has concerns about the water table.

Paul Scribner, 26679 Kettle River Boulevard, stated that they live across the field from where the development is planned. He explained that they used to have horses with 4 acres of pasture land and when the development went in just south of them, the development put in a holding pond that was supposed to take care of run off issues. He stated that since that development came in, their property has flooded and they no longer have horses. He stated that he has had to board the horses elsewhere because the entire water table on their side of the road went up and is now swamp where it used to be horse pasture. He stated that he is very concerned about what will happen if this development moves forward even if they include holding ponds.

Ms. Scribner noted that the holding pond on the development south of their property is usually empty and has no water in it. She stated that she has many more concerns, but understands that time is limited. She stated that she will send the rest of her concerns via e-mail to Zoning Administrator Weck.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER CARR, TO CLOSE THE PUBLIC HEARING AT 7:41 P.M.

Roll Call Vote:

Voting Aye: Murdock, West, Carr, and Lobermeier

Voting Nay: None

Abstain: None

Absent: Ericson

Chair Lobermeier stated that he thinks there are some issues that have been brought to light related to traffic and water.

Commissioner Murdock stated that he would like to bring up the connectivity for affordable housing issue. He stated that he is assuming there will be a mix of younger and more seasoned owners but the bulk of it will probably be affordable single-family homes that will attract families with children. He stated that connectivity north, to town, is a real concern because there are no shoulders on the road with the amount of traffic in this area. He stated that believes this is something that has to be resolved before this moves forward.

Commissioner West stated that she agrees with Commissioner Murdock and also has concerns relating to the inclusion of turn lanes. She stated that she thinks the congestion on Kettle River Boulevard needs to be considered.

Chair Lobermeier reminded the Commission that this first public hearing was only related to rezoning.

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER WEST, TO RECOMMEND APPROVAL OF THE REZONING REQUEST FOR Z-20-003 RURAL RESIDENTIAL (R-1) TO THE ONE- AND TWO-FAMILY RESIDENTIAL DISTRICT (R-4) FOR MOXNESS DEVELOPMENT GROUP 25903 KETTLE RIVER BOULEVARD – PID # 21.10582.10 AND PID# 21.10582.05 TO R-4.

Roll Call Vote:

Voting Aye: Murdock, West, Carr, and Lobermeier

Voting Nay: None

Abstain: None

Absent: Ericson

- 3. Preliminary Plat D-20-005 Preliminary Plat "Summer Fields"
- Applicant Moxness Development Group, Jess Moxness
- Location PID# 21.10582.05 and 21.10582.10

Chair Lobermeier stated that he does not see a need to go through the staff report again for this item since it was covered as part of the previous public hearing.

MOTION BY COMMISSIONER CARR, SECONDED BY COMMISSIONER MURDOCK, TO OPEN THE PUBLIC HEARING AT 7:45 P.M.

Roll Call Vote:

Voting Aye: Murdock, West, Carr, and Lobermeier

Voting Nay: None

Abstain: None

Absent: Ericson

Zoning Administrator Weck noted that City Engineer Erichson had just arrived at the meeting and suggested he may be able to answer some of the questions regarding turn lanes and traffic concerns.

City Engineer Erichson stated that from a high level, they did evaluate the traffic engineering and did a trip generator based on the existing traffic volumes and those in the surrounding neighborhood along with this new development. He stated that they evaluated turn lanes into the development and believe that most of the traffic from the development will be accessing from the north. He stated that they have identified the need for right turn lanes into the development and also looked at left turn lanes going southbound but their analysis did not meet the requirement for warranting a left turn lane. He stated that there will be additional traffic but the models do not show it exceeding any normal thresholds for traffic volumes. He noted that there are greater issues along Kettle River Boulevard and have talked to the County about the issue and feel there will need to be some improvements there at some stage but those cannot necessarily be tied to this development. He reiterated that they have evaluated this from a high level and while there will be increased traffic volumes, they do not feel it is more than the road can handle.

Chair Lobermeier asked if Chisago County had reviewed the traffic study.

City Engineer Erichson stated that Chisago County and MnDot along with the City were active players and held many meetings to evaluate various solutions that included the possibility of a roundabout at the intersection with County Road 22.

Chair Lobermeier stated that the letters received by the City addressed both the rezoning and the preliminary plat and all were in opposition to this project.

Ms. Scribner asked how many entrances there will be along the west side that will access Kettle River Boulevard.

Chair Lobermeier stated that there will be two, based on the plans that have been submitted. He stated that there would be one associated with the first phase.

Zoning Administrator Weck noted that would be on the existing road at 258th Street.

Ms. Scribner asked where the second entrance would be once they move forward with future additions.

Zoning Administrator Weck stated that it will be located on the very south end of the development.

Ms. Scribner stated that she does not believe the number of vehicles included in the traffic study was accurate. She stated that the numbers only counted around 45 vehicles coming home at night and believes that there will be more than that.

Mr. Scribner stated that he feels the traffic on this road is very herky-jerky. He stated that on a

typical Monday afternoon at 1:00 p.m. it is pretty quiet, but rush hours, weekends, and Friday nights, it is nuts so there are spikes in the traffic and it is not consistent. He stated that there are times on a Friday evening that traffic is literally stopped in front of their house and backed up all the way to the Holiday Station. He stated that if the City decides to throw in 100 more houses and 200 more cars, he is very concerned what that will mean to the area.

City Engineer Erichson stated that hearing these concerns, he can put a more detailed analysis into this before the Council meeting.

Commissioner Murdock stated that in addition to the information that the models project, would the analysis to specifically address some of the times that they are talking about back-ups and how bad it could be rather than just the modeling. He stated that he feels it is obviously a problem and would like to see how big of a problem it is.

Chair Lobermeier suggested that the Commission consider that as an additional condition.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER CARR, TO CLOSE THE PUBLIC HEARING AT 7:57 P.M.

Roll Call Vote:

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

Chair Lobermeier stated that he would like to include a condition to revisit the traffic study with emphasis on the operations on Kettle River Boulevard especially at peak hours. He stated that he suspects that everyone on the Commission has been caught up in those type of traffic events in the past.

Commissioner Murdock asked about the plans for street lighting.

Chair Lobermeier noted that he did see plans for street lights but isn't sure they were included as part of the plat.

Mr. Krzos stated that there is no requirement in the City subdivision ordinance for street lighting, but they recognize there were some concerns about safety at the intersections. He stated that street lights at those intersections would aid in safety.

City Engineer Erichson stated that while there is not a requirement, the applicant may still intend to include street lighting. He stated that he agrees that it is worth consideration at the entrance locations.

Mr. Moxness stated that inside of their development, he had planned to install a street light at both access points. He stated that the goal of this project was to try to keep home prices down and every time they add things like street lights and turn lanes, it can bring up the cost.

Zoning Administrator Weck stated that the ordinance does not require street lighting because it is trying to keep the dark sky and rural feel of the area, but feels that can be balanced with safety concerns.

Commissioner Carr stated that he likes that this new development will be less dense than the development to the north.

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER CARR, TO RECOMMEND APPROVAL OF THE D-20-005 PRELIMINARY PLAT FOR "SUMMER FIELDS" BY MOXNESS DEVELOPMENT GROUP FOR PROPERTY ID # 21.10582.05 AND #21.10582.10 SUBJECT TO THE CONDITIONS INCLUDED IN THE STAFF REPORT AND

ADDING A 9TH CONDITION TO REVISIT THE TRAFFIC STUDY DURING PEAK HOURS THAT INCLUDES PEDESTRIAN SAFETY CONSIDERATIONS.

Roll Call Vote:

Voting Aye: Murdock, West, Carr, and Lobermeier

Voting Nay: None

Abstain: None

Absent: Ericson

NEW BUSINESS: NONE

OLD BUSINESS: NONE

COMMUNICATIONS:

4. League of Minnesota Cities Article: Variances and Nonconformities

UPDATES:

Chair Lobermeier thanked Zoning Administrator Weck for including Council actions regarding Planning Commission recommendations because it is very helpful for the Commission to know and asked that this communication continue.

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER CARR, TO ADJOURN THE OCTOBER 13, 2020 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 8:07 PM.

Roll Call Vote:

Voting Aye: Murdock, West, Carr, and Lobermeier

Voting Nay: None

Abstain: None

Absent: Ericson