

**APPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
NOVEMBER 24, 2020
7:00PM**

CALL TO ORDER:

Planning Commission Vice-Chairman Murdock called the Regular Meeting of the Wyoming Planning Commission for November 24, 2020 to order at 7:00 PM

PURSUANT TO MN STATUTE 13D.02 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: Kevin Teel, Bryan Murdock, and Roger Carr.

ABSENT: Mark Lobermeier and Katie West.

Also Present: Fred Weck Zoning Administrator, City Engineer Erichson, Tom Ramler-Olson, WSB, 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 10, 2020**

A MOTION WAS MADE BY COMMISSIONER CARR, SECONDED BY COMMISSIONER MURDOCK, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR NOVEMBER 10, 2020 AS SUBMITTED.

Roll Call Vote:

Voting Aye: Murdock, Carr, and Teel

Voting Nay: None

Abstain: None

Absent: Lobermeier and West

SCHEDULED PUBLIC HEARINGS:

- | | |
|----------------------------------|---|
| 2. Conditional Use Permit | C-20-004 for a Planned Unit Development of a Residential Subdivision (“Summer Fields”) |
| Applicant | Moxness Development Group, Jesse Moxness |
| Location | PID # 21.10582.05 and PID #21.10582.10 |

Zoning Administrator Weck introduced Tom Ramler-Olson of WSB.

Tom Ramler-Olson gave an overview of the CUP and Final Plat request for Summer Fields. He

reviewed the project location and noted that the current Comprehensive Plan designates the area as Lower Density Suburban Neighborhood for the west parcel and Mixed Use for the east parcel. He explained that there are approximately 106 lots in total, broken into 70 on the west side of Kettle River which will be traditional family homes and the remainder on the east side of Kettle River will be smaller detached single-family villa style homes, sometimes referred to as detached townhomes. He reviewed the density calculations and noted that these plans do not exceed the maximum density per tier.

City Engineer Erichson noted that regarding the maximum density allowed, the two last columns in the presentation are the key information. He stated that these columns identify the maximum number per tier and the proposed number of units with this project and reiterated Mr. Ramler-Olson's comment that this development does not exceed the maximum density.

Vice-Chair Murdock stated for those that may not be able to see the presentation, the maximum density for the first tier is 24 and they are proposing 13, and for the second tier, 82 is the maximum and they are proposing 47, the maximum for the third tier is 61 and they are proposing 21.

City Engineer Erichson gave a brief overview of the Final Plat of the first addition of "Summer Fields" which are the first 19 lots south of 258th Street. He noted that there will be grading beyond the limits of the first phase and noted that this is a common practice. He gave a summary of the questions and concerns raised at the previous public hearing. He reviewed the proposed conditions and information that addresses those concerns regarding drainage and traffic.

Vice-Chair Murdock asked about details of the traffic study numbers and how they were determined and whether it included the surges that this road sees when the freeway is backed up.

City Engineer Erichson stated that he had asked the traffic engineers to pull together this information and noted that it typically just looks at normal traffic patterns. He stated that he assumes this is looking at general traffic patterns and not things like construction detours or people trying to find the path of least resistance. He reviewed the trip generation estimate for the existing as well as the proposed is 991 trips per day. He noted that the roadways can handle both the a.m. peak and the p.m. peak that are expected.

Commissioner Teel asked if the trip numbers account for traffic going north or south out of the development. He stated that, for example, a Friday night heading north on Kettle River Boulevard gets backed up to turn right onto Viking Boulevard. He stated that it gets quite congested coming from Highway 61 and turning left onto Kettle River Boulevard.

City Engineer Erichson stated that this information is just a high level look at in and out and not north and south, however, they did come to the conclusion that most of the traffic is going to be coming from the north. He reviewed additional details from the traffic study and noted that although they considered left turn lanes, they found this was not required.

Commissioner Carr stated that during the summer months, the traffic heading north on Kettle River gets very backed up. He stated that it is worse on Fridays than other days but stated that Kettle River gets very busy during the summer months. He stated that there have been times that he is backed up around the corner that leads to 258th and just had to sit in traffic.

City Engineer Erichson stated that he believes much of that issue is related to the intersection at East Viking Boulevard. He stated that he does think there is a long-term need for intersection improvements at East Viking Boulevard. He reviewed some of the information that was identified as part of the traffic study conducted for the Greenwood Development No Build Analysis and some of the solutions that have been considered. He noted that lighting is not required by ordinance, but the Council has discussed requesting lighting at the Kettle Boulevard entrances.

Mr. Ramler-Olson reminded the Commission that the requests for their consideration are the CUP and Final Plat and reviewed the conditions that staff recommends.

A MOTION WAS MADE BY COMMISSIONER CARR, SECONDED BY COMMISSIONER TEEL, TO OPEN THE PUBLIC HEARING AT 7:49 P.M.

Roll Call Vote:

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

Zoning Administrator Weck noted that there is one person present for the public hearing and noted that he had also forwarded an e-mail to the Commission that was submitted last night.

Eric Torgerson, 25865 Euclid Avenue, stated that he has been sending e-mails to Zoning Administrator Weck so many of his questions have already been answered. He stated that he is concerned about the lot sizes, particularly on the east side of Kettle River Boulevard because it seems quite dense for this type of neighborhood. He stated that he feels there will be many kids that live in these homes. The Parks Commission has apparently determined that Lions Park will be adequate for those children, but he has concerns about the kids getting to the park along Kettle River Boulevard. He asked if it may be possible to eliminate a parcel on each side of the development in order to install a playground so they would not have to traverse Kettle River Boulevard to get to a park.

Zoning Administrator Weck read aloud a letter from Brianna Johnson and Cory Hines who reside at 25835 Edison Avenue that was submitted late last night via e-mail.

A MOTION WAS MADE BY COMMISSIONER CARR SECONDED BY COMMISSIONER TEEL, TO CLOSE THE PUBLIC HEARING AT 7:53 P.M.

Roll Call Vote:

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

Vice-Chair Murdock noted that the Commission had discussed the pedestrian traffic trying to go to the north and asked if there was any further discussion about how foot traffic would get to Lions Park.

City Engineer Erichson noted that there is not a plan that would address foot traffic but noted that there had been past discussion about a trail along the roadway that would run along Kettle River Boulevard, but that has not yet come to fruition. He stated that this could be considered as part of a pedestrian facilities study to look at possible community-wide improvements.

Zoning Administrator Weck stated that there was a development that was approved about 15 years ago called Diamond Ridge that will be constructed to tie together Emerald Avenue with the development just to the north which would provide a back route to the park without going along Kettle River Boulevard. He noted that the construction for that project may start at the same time is the Summer Fields project.

Vice-Chair Murdock asked how long the build out process would take for this development.

Jesse Moxness stated that he expects that this will most likely be a 5-year project. He stated that they have a number of builders interested who have committed to this project. He stated that it is possible that they would move on to the east side in the fall of 2021 or 2022 and construct the

detached villas. He stated that he feels there is a misconception about detached villas and what they are doing in this development. He stated that the villa products are in high demand and noted that he has a few projects in Blaine and Lindstrom that are this type and are selling well. He stated that in Lindstrom, the average price for these units are \$300,000 and expects the ones in Wyoming to be around \$325,000 to \$350,000 which he believes will keep out the “riff-raff”. He stated that he expects this project to be completed in 4 or 5 phases over a period of 5 years.

Vice-Chair Murdock asked what the Park Commission had determined regarding this development.

Zoning Administrator Weck gave an overview of the Park Commission discussion and the decision that a park was not needed because of the proximity of Lions Park and Fireside Park. He explained that the City has a lot of parkland that is undeveloped because the City does not have the money to develop them. He explained details surrounding the green space and the decision for cash in lieu of land for this development.

Commissioner Carr asked if the villa projects will be marketed to elderly clients because they will not be required to do their own lawn and snow maintenance.

Mr. Moxness stated that this was correct and explained that traditionally they are seeing the empty nesters that are 55+ that are interested in this product. He stated that they are not restricting it to 55+, but typically that is what they have seen. He stated that both projects will have an HOA and noted that one will be passive and one will be more active.

Commissioner Teel stated that at the Council meeting, there was a question that was asked about a possible small park right in the development to be constructed by the builder and asked if that was still an option.

City Engineer Erichson stated that he recalls that question but does not know if there was any resolution to that issue. He reviewed the area where the Diamond Ridge development will be constructed in the future which would allow access to Lions Park through the area without having to go on Kettle River Boulevard.

Commissioner Teel asked if there would be sidewalks in the development.

Mr. Moxness stated that they will be installing sidewalks on one side of all the roads in the development.

Mayor Iverson stated that Council is very committed to making the City safe for families and they did discuss the possibility of a trail or a way to develop a park within the development. She stated that it is very important for them to make sure the City and these developments are safe for residents.

A MOTION WAS MADE BY COMMISSIONER ERICSON, SECONDED BY COMMISSIONER CARR, TO RECOMMEND APPROVAL OF THE CONDITIONAL USE PERMIT FOR C-20-004 A PLANNED UNIT DEVELOPMENT C-20-004 FOR A RESIDENTIAL SUBDIVISION (“SUMMER FIELDS”) AT PID # 21.10582.05 AND PID #21.10582.10, CONTINGENT ON THE FOLLOWING:

- 1. That the site be developed in substantial compliance with the Preliminary Plat revised to address City Engineer comments.**
- 2. All by laws, Property Owner's Association Articles of Incorporation, and Protective Covenants must be approved by the City Attorney.**
- 3. The homes built on lots east of Kettle River Boulevard as part of the Subdivision must be detached, single-family structures.**

4. **Floor plans and architectural elevation renderings of the proposed residential structures be provided and approved by City Staff.**

Roll Call Vote:

Voting Aye: Murdock, Carr, and Teel

Voting Nay: None

Abstain: None

Absent: Lobermeier and West

NEW BUSINESS

- | | |
|----------------------|---|
| 3. Final Plat | D-20-006 “Summer Fields 1st Addition” |
| Applicant | Moxness Development Group, Jesse Moxness |
| Location | PID # 21.10582.05 and PID #21.10582.10 |

Vice-Chair Murdock asked for an explanation of what has changed from the Preliminary Plat.

City Engineer Erichson stated that the City received the Preliminary and Final Plat at the same time and noted that there have not been any changes. He stated that the comments the City provided on the Preliminary Plat have yet to be addressed, but noted that this Final Plat request is just for the initial 19 lots. He stated that they are currently reviewing the updated plans that have been submitted regarding the engineering comments. He noted that the items were not enough to significantly change the plat and noted that there are conditions within the approval that they will need to meet and address all of the engineering comments.

Vice-Chair Murdock asked about the discussion regarding lighting at the entrances.

Mr. Moxness stated that they will put in lighting at the entrances on both sides and would support that being added as a condition of approval.

City Engineer Erichson noted that they will address the specifics of the lighting as part of their engineering comments.

A MOTION WAS MADE BY COMMISSIONER TEEL, SECONDED BY COMMISSIONER CARR, TO RECOMMEND APPROVAL OF THE FINAL PLAT FOR D-20-006 “SUMMER FIELDS 1ST ADDITION” BY MOXNESS DEVELOPMENT GROUP, JESSE MOXNESS FOR PID # 21.10582.05 AND PID #21.10582.10, SUBJECT TO THE FOLLOWING:

1. **Approval of a Conditional Use Permit for Planned Unit Development for the entire Subdivision in order to plat lots of the proposed size and configuration within the 1,000-foot buffer of the Tyra Slough (13-137).**
2. **A Development Agreement, the terms and provisions of which must be approved by the City Attorney, between the property owner, the developer, and the city, must be executed prior to construction beginning on the improvements in the development.**
3. **The Applicant design new drainage and utility easements on Lots 5 and 8 of Block 1 and Lot 5 of Block 2 in response to engineering review comments on the Preliminary Plat.**
4. **The City Engineers approval of the street, utility, grading, and drainage plans.**

5. That after the City Engineer has approved the construction plans and specifications; new Preliminary Plat drawings and construction plans that reflect the approved revisions as submitted to the City (three full size and two reduced sets).
6. That all required local, state and/or federal permitting must be obtained and proof of such permits submitted prior to the pre-construction conference with staff.
7. All by laws, Property Owner's Association Articles of Incorporation, and Protective Covenants must be approved by the City Attorney.
8. A surety in the form of a cash deposit or letter of credit to complete the work in substantial compliance with the approved street, utility, grading, and drainage plans. The surety must remain in place until the site work is complete and approved by the city. The City Engineer must approve the surety amount and the City Attorney must approve the bond terms if a performance bond is used.
9. Outlots A, B, C, and D identified on the Final Plat be placed in drainage and utility easements. As future phases develop, that portion of drainage and utility easements necessary for development will be vacated.
10. The Applicant address all outstanding comments from review of the Preliminary Plat and revise the Preliminary Plat accordingly.
11. That street lighting be provided at the intersection of 258th Street and Kettle River Boulevard and then at subsequent phases per City Engineer requirements.

Roll Call Vote:

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

Zoning Administrator Weck noted that this item will go before the Council on December 1, 2020.

OLD BUSINESS: NONE

COMMUNICATIONS: NONE

UPDATES:

Kevin's Kar Wash Off-Premise sign approved by the City Council on November 17, 2020.

A MOTION WAS MADE BY COMMISSIONER CARR, SECONDED BY COMMISSIONER TEEL, TO ADJOURN THE NOVEMBER 24, 2020 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 8:20 PM.

Roll Call Vote:

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