

**APPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
JUNE 23, 2020
7:00PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for June 23, 2020 to order at 7:00 PM.

PURSUANT TO MN STATEUTE 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: Mark Lobermeier, Joel Ericson, Bryan Murdock, Katie West (arrived at 7:03 p.m.), and Roger Carr.

ABSENT: None

Also Present: Fred Weck Zoning Administrator 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 June 9, 2020

A MOTION WAS MADE BY COMMISSIONER ERICSON, SECONDED BY COMMISSIONER CARR, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR JUNE 9, 2020 AS SUBMITTED.

Roll Call Vote:

Voting Aye: Murdock, Ericson, Carr, and Lobermeier

Voting Nay: None

Abstain: None

Absent: West

Commissioner West joined the meeting.

SCHEDULED PUBLIC HEARINGS:

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| 2. Preliminary Plat and Final Plat | D-20-003 and D-20-004 “Ivanski 1” |
| Applicant: | Arthur “Butch” Jeske |
| Location: | 24810 Hazel Avenue |
| Property ID Number: | R21.10708.00 |

Zoning Administrator Weck stated that this application is to subdivide a 4.63-acre parcel to create a new 2.0-acre parcel. He explained that the property does have a wetland area and the delineation has been submitted for review but noted that no wetland impacts are proposed. He stated that under the conditions listed there is an item regarding park dedication fees and noted that Mr. Jeske had paid those today, so that is no longer a condition requirement. He gave an overview of the 2 public comments he had received regarding this application. Staff is recommending approval with the one remaining condition that the wetland delineation review is accepted and the elevation of the wetland edge be added to the preliminary plat drawing.

Chair Lobermeier noted that typically the Planning Commission does not see both the Preliminary and Final Plat at the same time. He asked if they needed to be handled separately or if they could move forward together.

Zoning Administrator Weck stated that this will require two separate motions and actions, but can be discussed at the same time.

Commissioner Murdock asked if there was a proposed layout of where the house and septic will be located. He understands that there appears to be plenty of room but asked if that is something that the Commission should consider.

Zoning Administrator Weck stated that in other developments, such as Aadland West, they are constructing stormwater management and roads, which means the septic areas need to be protected, so the City asks for this kind of information. He explained that in this situation, with a larger lot, it isn't necessary.

Chair Lobermeier noted that Zoning Administrator Weck had shared the 2 public comments that came in regarding this application. He asked if there was anyone on the call that would like to provide public comment, at 7:11 p.m. There being no comments, he dispensed with officially opening and closing the public hearing

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER MURDOCK, TO APPROVE THE PRELIMINARY PLAT FOR D-20-003 AND D-20-004 "IVANSKI 1", FOR APPLICANT ARTHUR "BUTCH" JESKE, LOCATED AT 24810 HAZEL AVENUE, PROPERTY ID R21.10708.00, SUBJECT TO THE WETLAND DELINEATION REVIEW BEING ACCEPTED AND THE ELEVATION OF THE WETLAND EDGE BE ADDED TO THE PRELIMINARY PLAT DRAWING.

Roll Call Vote:

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

Voting Nay: None

Abstain: None

Absent: None

MOTION BY COMMISSIONER CARR, SECONDED BY COMMISSIONER ERICSON, TO APPROVE THE FINAL PLAT FOR D-20-003 AND D-20-004 "IVANSKI 1", FOR APPLICANT ARTHUR "BUTCH" JESKE, LOCATED AT 24810 HAZEL AVENUE, PROPERTY ID R21.10708.00, SUBJECT TO THE WETLAND DELINEATION REVIEW BEING ACCEPTED AND THE ELEVATION OF THE WETLAND EDGE BE ADDED TO THE PRELIMINARY PLAT DRAWING.

Roll Call Vote:

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

Voting Nay: None

Chair Lobermeier noted that he had not had a chance to look at the links that Commissioner Murdock had sent. He stated that the Commissioners present at the last meeting had simply expressed a preference for the style of story map from Edina.

Commissioner West stated that she liked the Edina version but also likes the Scott County version that was submitted by Commissioner Murdock.

There was a consensus from the Commission that they like the idea of using a story map as part of the Comprehensive Plan so it can remain a living document.

5. Consider a recommendation to the City Council for the City to accept the proposal from WSB for the completion of the Comprehensive Plan Update

Chair Lobermeier reviewed the proposal from WSB for completing the Comprehensive Plan update including a story map. He expressed his opinion that he would rather have WSB put more effort into the document and not on attending multiple meetings. He suggested that the meeting attendance be reduced and more budget be dedicated to the document creation.

Commissioner Murdock stated that he feels there are a number of providers that can create story maps that are not the City Engineering firm. He stated that he understands that WSB already has a lot of the information that will be required, but asked if this is something that the City would go out for bid for and whether it would be advantageous for the City to competitively bid for this project.

Zoning Administrator Weck noted that the total amount is not high enough to warrant going out for bid. He stated that because WSB already has spent time on this and has much of the information readily available, having someone else complete the work would almost be like recreating the wheel and he is not sure if it would actually be cheaper.

Commissioner Ericson stated that he feels this proposal from WSB is sound and would like this to move forward.

Commissioner Carr noted that he liked Chair Lobermeier's idea about cutting down on one of the meetings and perhaps decreasing the budget or utilizing those dollars elsewhere.

Chair Lobermeier asked Mayor Iverson her opinion on holding a combined workshop type meeting to discuss the Comprehensive Plan.

Mayor Iverson stated that she thinks the EDA and the Council would be in favor of a joint meeting. She stated that she wants to make sure that the City is also taking a look to see if there are any areas that need to be rezoned and make sure it is completed before this moves forward.

Chair Lobermeier stated that he feels that step comes after the initial Comprehensive Plan document has been completed. He suggested that the City budget for closer to \$10,000 rather than the \$8,700 proposed by WSB with the thought that there will probably be something added before it is completed.

The Commission discussed the number of story maps that may be included in the City's Comprehensive Plan and ways to set this up so City staff is able to update the document.

Mayor Iverson noted that there may be some grant dollars available through the EDA to help pay for these costs. She stated that she will work with City Administrator Linwood to see if this may be eligible for grant funding.

Commissioner Murdock suggested just moving forward with the first 2 steps of updating the Comprehensive Plan and graphically improving it and then wait to take a look at the story boards after this information is gathered.

Zoning Administrator Weck suggested that the Commission make a recommendation to the Council to accept the proposal from WSB because the City will be able to steer and control the wheel once that has been decided and will be able to guide some of the suggestions that have been discussed.

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER WEST, TO RECOMMEND THAT THE CITY COUNCIL ACCEPT THE PROPOSAL FROM WSB TO UPDATE THE COMPREHENSIVE PLAN.

Roll Call Vote:

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

Voting Nay: None

Abstain: None

Absent: None

COMMUNICATIONS: NONE

UPDATES:

Zoning Administrator Weck noted that he had received plans from Midco that he will review and bring back to a future Planning Commission meeting. He stated that a development called Diamond Ridge was approved back before the City and Township merged. He stated that the lots exist, however the roadway was never built. He explained that someone has bought the lots and is looking to build the road. He stated that things in the City are starting to get busy.

A MOTION WAS MADE BY COMMISSIONER ERICSON, SECONDED BY COMMISSIONER CARR, TO ADJOURN THE JUNE 23, 2020 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:46 PM.

Roll Call Vote:

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

Voting Nay: None

Abstain: None

Absent: None