

**APPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
AUGUST 22, 2023
7:00PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for August 22, 2023 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, Michael Naumann, Katie West, and Dan Iverson

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 13, 2023**

A MOTION WAS MADE BY COMMISSIONER NAUMANN, SECONDED BY COMMISSIONER IVERSON, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR JUNE 13, 2023, AS SUBMITTED.

*Voting Aye: Iverson, Naumann, West, and Lobermeier
Voting Nay: None
Abstain: None
Absent: None*

SCHEDULED PUBLIC HEARINGS:

2. **Rezoning: Z-23-001: Rural Residential II (R2) to Rural Residential 1 (R1)
Variance: V-23-002: Lot Width and Depth
Preliminary & Final Plats: D-23-02 and D-23-03 “Wildlife Estates Plat 5”
Location: 24996 Fondant Avenue – Southwest corner of 250th Street and Fondant Ave.
Applicant: Brian Mulroy
Property ID Number: 21.11125.34**

Building Administrator/Zoning Official Weck gave an overview of the request for rezoning and variance for property located at 24996 Fondant Avenue. He noted that that this is very similar to what the Commission had seen about a year ago just across the street.

Brian Mulroy, applicant, explained that he would like to build another house and split this into two almost equal sized lots.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER NAUMANN, TO OPEN THE PUBLIC HEARING.

Voting Aye: Iverson, Naumann, West, and Lobermeier
Voting Nay: None
Abstain: None
Absent: None

Tony Kruter, explained that he lives on the property that butts up to Mr. Mulroy's property and noted that his home will be right next to the proposed new home would be located. He asked if the property mentioned from last year was already approved for subdivision.

Chair Lobermeier stated that had been approved in November of 2022 and stated that it is almost an identical situation to this one.

Mr. Kruter stated that he has lived here for about 30 years and feels like the new 'hot thing' is to start cutting up the property and subdivide. He stated that he thinks these actions will directly effect the value of his home. He stated that he moved to Wyoming because he did not want to have a house right next door to him and he thought everything was pretty much a lock and had to follow those rules, but this will be the third subdivision in in that neighborhood over the last few years. He stated that he would rather not see this be approved simply for financial reasons. He stated that it has been a great neighborhood and he feels it would be a shame to just start cutting everything up in order to get more homes in. He shared examples of the rules he had to abide by when he built his home and shop and stated that he feels this proposal just does not meet the City's criteria. He stated that Mr. Mulroy's shop is bigger than his is and now he plans to cut the property in half so there will be a garage, a house, and a giant shop located on a smaller parcel. He expressed concern that whoever would build on the newly created lot would also choose to put in a house, a garage, and a giant pole barn. He stated that he is opposed to this request.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO CLOSE THE PUBLIC HEARING.

Voting Aye: Iverson, Naumann, West, and Lobermeier
Voting Nay: None
Abstain: None
Absent: None

Chair Lobermeier stated that he had taken a look at the minutes from the similar situation from last November and asked for a brief overview.

Building Official Weck explained that at the time that those lots were created, the minimum lot width was 160 feet, which was then raised to 200 feet to make it easier for people to subdivide in the future if City sewer and water became available.

Chair Lobermeier stated that at the time this was platted they more than met the minimum requirements and the variance is really because of the subsequent change the City made.

Building Official Weck stated that was correct.

Commissioner West asked about additional accessory structures and noted that in her area, they are not allowed to have pole barns.

Building Official Weck explained that in that district, the roofing and siding need to match the house. He stated that they can do pole barn construction, but it cannot look like a pole barn. He noted that if the lot is over 40,000 sq. ft., which is just under an acre, they can have 2,000 sq. ft. of detached accessory buildings and they can have two buildings.

Chair Lobermeier clarified that the accessory buildings had a maximum of 2,000 sq. ft. for accessory buildings.

Building Official Weck stated that if the lot is smaller than 40,000 sq. ft. then it would be 5% of the lot area.

MOTION BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER NAUMANN, TO RECOMMEND APPROVAL OF THE REQUEST FOR REZONING Z-23-001: RURAL RESIDENTIAL II (R2) TO RURAL RESIDENTIAL 1 (R1) FOR PROPERTY LOCATED AT 24996 FONDANT AVENUE – SOUTHWEST CORNER OF 250TH STREET AND FONDANT AVENUE FOR PROPERTY ID NUMBER: 21.111.25.34.

Voting Aye: Iverson, Naumann, West, and Lobermeier
Voting Nay: None
Abstain: None
Absent: None

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER NAUMANN, TO RECOMMEND APPROVAL OF THE VARIANCE REQUEST: V-23-002: LOT WIDTH AND DEPTH FOR BOTH LOTS LOCATED AT 24996 FONDANT AVENUE – SOUTHWEST CORNER OF 250TH STREET AND FONDANT AVENUE FOR PROPERTY ID NUMBER: 21.111.25.34, SUBJECT TO THE CONDITIONS INCLUDED IN THE STAFF REPORT.

Voting Aye: Iverson, Naumann, West, and Lobermeier
Voting Nay: None
Abstain: None
Absent: None

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER WEST, TO RECOMMEND APPROVAL OF PRELIMINARY PLATS: D-23-02 AND D-23-03 “WILDLIFE ESTATES PLAT 5”, FOR PROPERTY LCOATED AT 24996 FONDANT AVENUE SOUTHWEST CORNER OF 250TH STREET AND FONDANT AVENUE FOR PROPERTY ID NUMBER: 21.111.25.34, SUBJECT TO THE CONDITIONS INCLUDED IN THE STAFF REPORT.

Voting Aye: Iverson, Naumann, West, and Lobermeier
Voting Nay: None
Abstain: None
Absent: None

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER IVERSON, TO RECOMMEND APPROVAL OF FINAL PLATS: D-23-02 AND D-23-03

“WILDLIFE ESTATES PLAT 5”, FOR PROPERTY LCOATED AT 24996 FONDANT AVENUE SOUTHWEST CORNER OF 250TH STREET AND FONDANT AVENUE FOR PROPERTY ID NUMBER: 21.111.25.34, SUBJECT TO THE CONDITIONS INCLUDED IN THE STAFF REPORT.

Voting Aye: Iverson, Naumann, West, and Lobermeier
Voting Nay: None
Abstain: None
Absent: None

Chair Lobermeier explained that these recommendations would go to the City Council at their September 7, 2023 meeting.

NEW BUSINESS - NONE

OLD BUSINESS - NONE

COMMUNICATIONS:

3. Planning Commission Member Recommendation: Mark Holl – 24766 Hazel Avenue

Mark Holl introduced himself and shared some of his background and experience and gave an overview of his interest in serving the City as a member of the Planning Commission.

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER WEST, TO RECOMMEND THAT THE CITY COUNCIL APPOINT MARK HOLL TO SERVE ON THE PLANNING COMMISSION.

Voting Aye: Iverson, Naumann, West, and Lobermeier
Voting Nay: None
Abstain: None
Absent: None

UPDATES:

- **Gregory Contracting – Variance and Site Plan Review – approved by the City Council**
- **CUP for apartments on 257th Street was denied by the City Council**

Chair Lobermeier expressed his hope that the Commission would be able to resume discussion on the Architectural Standards. He noted that at the beginning of the year they had discussed goals for the Commission, but they never really came back to it. He stated that Mayor Iverson had suggested holding a few meetings with the EDA and noted that he still thinks that is something that they should do in order to share information on some of the downtown planning.

Building Official Weck noted that he would discuss a possible joint meeting with the EDA with City Administrator Linwood.

Mayor Iverson suggested that some of the EDA ideas will be rolled out during Stage Coach Days.

Chair Lobermeier referenced rezoning for implementation in relation to the Comprehensive Plan and specifically referenced land on Heims Lake, as an example of land that is zoned R-1 even though everything around it is not. He stated that the City needs to take a look at which properties

really should be changed now in order to make some of those Comprehensive Plan things happen. He stated that it would not be rezoning all of the City and would just be looking at a small amount of properties and clarified that these were items that he would like the Commission to discuss at upcoming meetings.

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER NAUMANN, TO ADJOURN THE AUGUST 22, 2023 “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:21 PM.

Voting Aye: Iverson, Naumann, West, and Lobermeier
Voting Nay: None
Abstain: None
Absent: None