

**APPROVED MINUTES  
PLANNING COMMISSION  
CITY OF WYOMING, MINNESOTA  
JUNE 11, 2024  
7:00PM**

**CALL TO ORDER:**

*Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for June 11, 2024 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, Katie West, Dan Iverson, Mark Holl, and Chris Ortwerth*

*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 May 14, 2024

**A MOTION WAS MADE BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER HOLL, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR MAY 14, 2024, AS SUBMITTED.**

|                    |                                                      |
|--------------------|------------------------------------------------------|
| <i>Voting Aye:</i> | <i>Ortwerth, West, Holl, Iverson, and Lobermeier</i> |
| <i>Voting Nay:</i> | <i>None</i>                                          |
| <i>Abstain:</i>    | <i>None</i>                                          |
| <i>Absent:</i>     | <i>None</i>                                          |

**SCHEDULED PUBLIC HEARINGS: NONE**

**NEW BUSINESS**

2. Sketch Plan D-24-001: Witzel Estates  
Location: Northeast corner of Hamlet Avenue & Lake Boulevard/Highway 8  
Applicant: Steve Witzel  
Property ID Number: 21.10674.02

Steve Witzel explained that he had originally applied for a split on this property back when it was still with the township. He stated that it was approved, but the economy wasn't very good at the time, so he decided to wait. He stated that he now feels that it may be in his best interests to split it and split the costs at the same time. He noted that he has two businesses that he had planned to move to this property. He explained that the first one is currently located in Fridley for manufactured home dealership and the other is Mobile Maintenance that services manufactured homes. He noted that he also owns a few acres behind this parcel that is a rental property.

Chair Lobermeier asked if the intent was to utilize both parcels for his two businesses.

Mr. Witzel confirmed that was his hope. He stated that he has heard that there has been talk of closing Hamlet Avenue and noted that for his businesses as well as the community, he feels they would be better served to have a turn lane there for people going towards Taylors Falls.

Chair Lobermeier stated that he was not sure what the current design is because it has evolved over time but explained that MnDot and the County would be the ones that would dictate its design.

Mr. Witzel stated that he understood that and would just encourage the Commission to pass along this insight to the proper parties. He stated that before the 35W Bridge collapsed, there was supposed to be an intersection there with lights, but after the bridge collapsed, it ended up sucking up all the funding for other projects throughout the State, so it never happened.

Chair Lobermeier stated that he felt the design for Highway 8 has been about access control in order to limit access points rather than enhancing access points.

Zoning Administrator Weck stated that the applicant was proposing to subdivide the existing parcel into two parcels that have a combined area of 5.51 acres. He noted that the staff report had a mistake and clarified that the minimum lot size for the commercial district is 2.5 acres. He noted that the northern lot size is currently shown at 2.48 acres, so that line will have to be shifted a bit in order to meet the minimum lot size standard. He stated that Mr. Witzel has had a wetland delineation completed which was currently being reviewed. He explained that because this would create a new lot there will need to be a \$1,500 park dedication fee and a \$300 trail dedication fee paid to the City.

Chair Lobermeier explained to Mr. Witzel that the Sketch Plan phase was just to give the opportunity to the City to talk a look at what he was thinking of doing on these parcels. He stated that the next steps would be a Preliminary Plat/public hearing, and also a Final Plat.

Mr. Witzel explained that part of his concern was spending \$50,000 on various things and then finding out that his plans will not work.

Chair Lobermeier assured Mr. Witzel that the City did not want him to spend money and then come back and say that he didn't know he couldn't do certain things. He reiterated that the whole purpose of the sketch plan process is for him to be able to tell the City what he was thinking about doing and have dialogue with staff about the plans as well. He stated that the idea would be that when he returns with the Preliminary Plat it will meet the City's requirements because of those conversations.

#### **OLD BUSINESS: NONE**

#### **COMMUNICATIONS:**

The Witzel rezoning application and the Kaphing Home Occupation Interim Use Permit was approved.

#### **UPDATES:**

Zoning Administrator Weck stated that there will not be a Planning Commission meeting on June 25, 2024.

**A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER ORTWERTH, TO ADJOURN THE JUNE 11, 2024 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:15 PM.**

|                    |                                                      |
|--------------------|------------------------------------------------------|
| <i>Voting Aye:</i> | <i>Ortwerth, West, Holl, Iverson, and Lobermeier</i> |
| <i>Voting Nay:</i> | <i>None</i>                                          |
| <i>Abstain:</i>    | <i>None</i>                                          |
| <i>Absent:</i>     | <i>None</i>                                          |