

**APPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
AUGUST 27, 2024
7:00 PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for August 27, 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

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 August 14, 2024**

Chair Lobermeier stated that the paragraph at the top of page 11 was when the Commission had finished discussing the cannabis ordinance and have moved on to discussing the zoning ordinance. He suggested that there be some sort of clarification or separate in the minutes that would make that clear.

Zoning Administrator Weck suggested that there be some type of break between the two topics and noted that Mayor Iverson had just suggested that it just be moved under Old Business.

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER ORTWERTH, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR AUGUST 14, 2024 ,AS AMENDED, PER DISCUSSION.

Voting Aye: Ortwerth, West, Holl, Lobermeier, and Iverson

Voting Nay: None

Abstain: None

Absent: None

SCHEDULED PUBLIC HEARINGS: NONE

NEW BUSINESS

2. Adult Use Cannabis Ordinance – Review and Set Public Hearing Date.

Zoning Administrator Weck explained that he believed that he had included everything in the draft ordinance that the Commission had discussed and noted that he had also added that the buffer zones would be measured from the property lines.

Commissioner West referenced Section 12-420 (5) and stated that she understands that they would not want to have cannabis around kids, but if there was already an established business, she felt it would not be fair to ask them to move.

Zoning Administrator Weck clarified that the City would not be asking them to move, and this was saying that they could actually stay there.

Chair Lobermeier stated that he appreciated that the minutes had been so detailed and that they had included when the Commission came to a consensus on the various amendments.

Commissioner Iverson stated that they talked about cannabis retail businesses and explained that he had taken a look at the State registration forms and they had two but noted that in the draft ordinance under Section 12-405 (3) there is a reference to 'excluding lower-potency hemp edible retailers' and asked if that meant that this ordinance did not apply to the low potency gummy type products.

Zoning Administrator Weck stated that was correct because they had taken that section out, but noted that they do still have to be registered with the State, but clarified that the City would not regulate them as long as it was legal with the State.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER ORTWERTH, TO SCHEDULE THE PUBLIC HEARING FOR THE ADULT USE CANNABIS ORDINANCE FOR SEPTEMBER 24, 2024.

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

OLD BUSINESS:

3. Rezoning of Parcels to Match the Comprehensive Plan

Zoning Administrator Weck explained that the City Council would be holding a work session on September 17, 2024 and Chair Lobermeier was planning to attend to discuss the rezoning. He asked if Chair Lobermeier needed any information from him in order to be prepared for that meeting.

Chair Lobermeier stated that he felt they could discuss the details outside of the meeting but felt it was important to find a way to explain why this was being done and the potential impacts.

Commissioner West asked what would happen if a City's zoning and their Comprehensive Plan did not align and which one would take precedence.

Zoning Administrator Weck explained that the Zoning Ordinance is what has been adopted and was supposed to reflect what is in the Comprehensive Plan.

Commissioner West asked if that meant that the Comprehensive Plan took precedence.

Zoning Administrator Weck answered that, legally, if he were to write a violation about someone doing something wrong, it would be based on the Zoning Ordinance.

Chair Lobermeier clarified that many times they refer to the Comprehensive Plan as ‘guiding’ the property and noted that in the Metro area, the zoning and the Comprehensive Plan have to be the same.

Zoning Administrator Weck noted that he would like to have the City update the Zoning Map first, but he also had some amendments to the Zoning Ordinance that he would bring forward that included things like typographic errors and things that just aren’t working as well as they should.

COMMUNICATIONS:

UPDATES:

Mayor Iverson stated that she wanted to bring a few things to the Commissions attention that other cities have been looking at such as e-bikes, and crypto-mining and asked if the City already had ordinances for these.

Zoning Administrator Weck stated that the City had an ordinance on scooters that could perhaps be adjusted to include e-bikes.

The Commission shared that they were not sure what crypto-mining involved.

Mayor Iverson stated that she would do some more research but wanted to bring these to the Commission’s attention because they were things that other cities had been discussing lately and thought it may be something that Wyoming needed to start looking into as well.

A MOTION WAS MADE BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER HOLL, TO ADJOURN THE AUGUST 27, 2024 “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:15 PM.

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