

**AGENDA
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
FEBRUARY 25, 2025
7:00 PM**

CALL TO ORDER:

CALL OF ROLL:

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

An opportunity for members of the public to address the Planning Commission on items not on the current Agenda. Items requiring Planning Commission action may be deferred to staff for research and future Planning Commission Agendas if appropriate. You will be limited to two (2) minutes and we ask that you conduct yourself in a professional, courteous manner, and refrain from the use of profanity. Failure to abide by this policy may result in the loss of your privilege to speak.

APPROVAL OF MINUTES:

1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for February 11, 2025.

SCHEDULED PUBLIC HEARINGS:

2. Interim Conditional Use Permit for a Home Occupation: I-25-001
Location: 26338 Finley Avenue
Applicant: Anna van Oosterom
Property ID Number: 21.00306.00

NEW BUSINESS:

OLD BUSINESS:

3. Comprehensive Plan Implementation.

COMMUNICATIONS:

UPDATES:

ADJOURN

UPCOMING:

**UNAPPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
FEBRUARY 11, 2025
7:00PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for February 11, 2025, 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, and Chris Ortwerth

ABSENT: Commissioner Mark Holl

Also Present: Fred Weck Zoning Administrator and Council Liaison Lisa Iverson

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM: NONE

- 1. PLANNING COMMISSION REORGANIZATION - Chair, Vice-Chair, Joint Park Planning Board, and Rescheduling of November 11, 2025 meeting due to Veteran's Day**

Following discussion, there was consensus of the Commission to appoint Mark Lobermeier to serve as Chair of the Planning Commission for 2025.

Following a brief discussion, there was consensus of the Commission to appoint Katie West to serve as Vice-Chair of the Planning Commission for 2025.

Following discussion, there was consensus of the Commission to appoint Chris Ortwerth and Dan Iverson to serve on the Joint Park Planning Board.

There was consensus of the Commission to reschedule the November 11, 2025, Planning Commission meeting to November 12, 2025, due to Veteran's Day.

- 2. APPROVAL OF MINUTES:**

Consider approving the minutes of the "Regular Meeting" of the Wyoming, Minnesota Planning Commission for December 10, 2024

A MOTION WAS MADE BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER ORTWERTH, TO APPROVE THE MINUTES OF THE "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR

DECEMBER 10, 2024, AS SUBMITTED.

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

SCHEDULED PUBLIC HEARINGS: NONE

NEW BUSINESS

1. Planning Commissioner 2025 Goals

Zoning Administrator Weck stated that he had moved the 2024 goals that the Commission had begun working on but had not completed to the proposed goals for 2025. He explained that he felt part of the reason that they were not able to complete them was because they had to spend a few months working on the Cannabis Business Ordinance.

Chair Lobermeier asked if Mayor Iverson had any thoughts on things the Council would like the Commission to focus on.

Mayor Iverson noted that the City Council would be holding their goal meeting sometime next week. She noted that her personal goals were walkability, sidewalks in all developments, and being able to get from park to park safely. She stated that one goal that she planned to bring up next week was to make sure that they are able to go through their ordinances and recodify them. She noted that would be something that the Council would need to find some money for and noted that she believed that things from the Township and the City were just combined and felt that there may be some things that just don't jive. She noted that she felt the Commission had just done an amazing job despite having to work on some hard issues that have come before them.

Chair Lobermeier stated that he thought that Zoning Administrator Weck had done a great job putting together his ideas for the Commission goals and felt that they matched up with what he has been thinking that they should work on, such as getting through the Zoning Map and the Ordinances, which would not be a small undertaking.

Commissioner Iverson stated that he would like to see the Commission take a look at the dog kennel ordinance and the lighting ordinance.

The Commission discussed their desire to get the Zoning Map and Zoning Ordinance work done and to the Council as soon as possible.

OLD BUSINESS:

COMMUNICATIONS:

Zoning Administrator Weck noted that the City had received an application for a Home Occupation permit for a massage therapist to operate out of her home.

Chair Lobermeier asked if the City had received any applications for a cannabis business. Zoning Administrator Weck explained that they had not and noted that the State still needed to go through its licensing process.

UPDATES:

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER ORTWERTH, TO ADJOURN THE FEBRUARY 11, 2025 “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:11 PM.

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

**CITY OF WYOMING
PLANNING AND ZONING**

TO:	Planning Commission
HEARING DATE:	February 25, 2025
FROM:	Fred Weck, Zoning Administrator
RE:	ICUP Home Occupation
APPLICANT:	Anna van Oosterom
PROPERTY OWNER:	Anna van Oosterom & Robert McAdams
PROPERTY:	26338 Finley Avenue
	21.00306.00
FILE NO.:	I-25-001

OVERVIEW

Anna van Oosterom is requesting approval of an Interim Conditional Use Permit to allow a home occupation at 26338 Finley Avenue. The residential property has no accessory structures. The property is zoned R-3 and is surrounded by other R-3 lots. The site is approximately 0.8 acres, and the future land use is guided for High Density Residential Neighborhood, or the R-6 zoning district. The R-3 & R-6 districts allow home occupations that require additional parking and/or a noticeable increase in traffic if an Interim Conditional Use Permit has been granted.

The applicant and owner, Anna van Oosterom, seeks to use her home for a home-based massage business, *Healing Touch LLC*. The applicant has been a certified massage therapist since 2012. The applicant would like to run the small business that she had in the State of Wyoming before relocating to the City of Wyoming. There would be no alterations to the residence.

The business will be conducted by the applicant and no other employees. There will not be a sign associated with the business. The applicant noted that hazardous waste will not be created by the business.

STAFF REVIEW

General Comprehensive Plan and Zoning Review

The subject property is zoned R-3 – Single Family Residential District. The property is guided as High-Density Residential Neighborhood in the City of Wyoming’s Comprehensive Plan. The zoning and surrounding uses are as follows:

North – R-3; Single Family Residential District; High-Density Residential Neighborhood
South – R-3; Single Family Residential District; High-Density Residential Neighborhood
East – R-3; Single Family Residential District; High-Density Residential Neighborhood
West – R-3; Single Family Residential District; Single Family Residential Neighborhood

Existing Site

The 0.8-acre site contains one structure; a single-family residence approximately 3,050 square feet that fronts on Finley Avenue. A driveway runs east-west, connecting Finley Avenue to the front of the principal structure.

Permitted uses in the R-3; Single Family Residential District include provisions to allow single-family dwellings served by city sewer & water. Sections 40-202 & 40-204 allow a home occupation by interim conditional use permit that may “...*require additional parking, an accessory building, or an attached garage, or generate a noticeable increase in traffic, and which are in accordance with Article VII, Division 13.*”

The applicant will only have one client on the site at a time so off-street parking will be accommodated by the applicant’s driveway. The City Ordinance allows up to 3 spaces of off-street parking related to a home occupation. The applicant’s site plan indicates that off-street parking needs can be met by the driveway connecting to the accessory structure.

The City licenses massage therapists. Compliance with city standards for the granting of the license is a separate process. Granting of the massage license by the City Council, and maintaining it, will be a condition of approval for the home occupation.

HOME OCCUPATION STANDARDS

The following lists the 10 performance standards necessary to operate a home occupation in Wyoming. Staff believes the standards are met and has noted the business must continue to operate under these requirements. Conditions of approval have been modified to specially relate to the proposed business.

Division 13 Home Occupations, Sec. 40 – 543. Performance Standards.

All home occupations shall conform to the following standards:

- (1) Conduct of the home occupation does not require alterations to the exterior of the residence which substantially alters the appearance of the dwelling as a residence.
No alterations are proposed.
- (2) Only those persons residing in the home and one other person may be employed on the site or report to the site on any one day.
The owner of the property is the only employee.
- (3) Signage consists of no more than one (1) single or double-faced sign with a maximum area of nine (9) square feet per side in the R-1, R-2, R-3, R-4, R-5, R-6 and MXD (residential uses) Districts and sixteen (16) square feet per side in the Agricultural (A) District.
No signage is proposed.
- (4) No outdoor display of goods.
No goods will be stored outside.
- (5) Any additional need for parking generated by the home occupation shall be met by off-street parking. Said parking area shall be limited to three (3) spaces.
This standard is met.
- (6) Should the occupation be teaching, classes shall not exceed ten (10) students at any one time.
Not applicable.
- (7) Should the home occupation be repair, the items repaired shall be of a size or nature that repair can occur within the home, or an accessory structure to the principal use as allowed by this Ordinance.
Not applicable.

- (8) No outside storage is permitted.
No outside storage is proposed or anticipated.
- (9) An accessory structure may be utilized in conjunction with the home occupation only for the purpose of holding equipment used off the site, repair (as conditionally permitted pursuant to Sec. 40 – 543, (7), and/or for the storage of goods or articles produced or used by the occupant of the principle structure.
Not Applicable.
- (10) The home occupation shall not generate sewage of a nature or type that cannot be treated by a standard on-site sewage system, or the municipal sewer system, or hazardous wastes without an approved plan for offsite disposal.
This standard is met.

INTERIM CONDITIONAL USE PERMIT STANDARDS

Chapter 40, Article V, Division 6, Conditional Use Permits, Section 40 – 112, sets forth the general standards that shall be met in order to grant an ICUP. Granting of an Interim Conditional Use Permit is required for approval of a Home Occupation in the R-3 zoning district. These standards are as follows:

1. The use is in conformity with the Comprehensive Plan and development policies of the City.
A home occupation is allowed in the R-3 zoning district and is in conformity with the Comprehensive Plan. This standard has been met.
2. The use will not create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
The proposed use will not create an excessive demand on existing parks, schools, streets and other public facilities and utilities. This standard has been met.
3. The use will be sufficiently compatible or separated by distance or screening from adjacent development or land so that existing development will not be depreciated in value and there will be no deterrence to development of vacant land.
The property will maintain its residential character if the operation is consistent with the application and conditions of approval. Massage therapy will occur within the dwelling. The standard has been met.
4. The structure and site will have an appearance that will not have an adverse effect upon adjacent properties.
All business proposed activity will occur solely in the existing dwelling and therefore the site appearance should not be altered. This standard has been met.
5. The use in the opinion of the City is reasonably related to the overall needs of the City and to the existing land use.
The use is consistent with the zoning ordinance intent for home occupations in the R-3 zoning district. This standard has been met.
6. The use will be consistent with the purpose of this and other City Ordinances.
This standard has been met.
7. The use will be located, designed, maintained, and operated to be compatible with the existing or intended character of the zoning district in which it is to be located.
The applicant must adhere to the home occupation standards and conditions of approval for

the interim conditional use permit, which will mean the site is consistent with the existing and intended character of the R-3 zoning district. This standard has been met.

8. The use will generate only minimal vehicular traffic on local streets and shall not create traffic hazards or unsafe access or parking needs.
The intention of a home occupation is that it should not generally attract more traffic than typical residential use. The use will bring some additional traffic to the site, but the limitations on parking and the operation of this type of business will limit traffic associated with it. This standard has been met.
9. Existing businesses nearby will not be adversely affected because of the curtailment of customer trade brought about by intrusion of noise, glare, or general unsightliness.
This standard has been met.
10. The establishment or maintenance of the use shall not be detrimental to the public, health, safety, or general welfare.
Compliance with the conditions, and applicable ordinance will ensure that this standard can be met.
11. The use will not be hazardous, detrimental, or disturbing to present and potential surrounding land use due to water pollution, odor, fumes, general unsightliness, or other nuisances.
The applicant has stated, and the nature of her occupation, will not create a nuisance as listed in the standard.
12. The use will preserve and incorporate the site's important natural and scenic features into the development design.
This standard has been met.
13. The use will cause minimal adverse environmental effects.
The home occupation activity will all be enclosed indoors which should reduce any potential adverse environmental effects. This standard has been met.

In addition, the following factors must be considered for Interim Use Permits:

- 1) Whether the use conforms to the zoning regulation;
The use conforms to the zoning regulation with the issuance of this permit.
- 2) Whether a date or event for the termination of the use can be identified with certainty.
The applicant requests the permit be valid until the sale of the property or the home.
- 3) Whether the permission of the use will impose additional costs on the public if it is necessary for the public to take the property in the future;
This standard is met – There should be no additional cost to the public.
- 4) Whether the landowner will agree to the conditions that the City Council deems appropriate for permission of the use.
This is to be determined.

STAFF RECOMMENDATION

The requirements of Chapter 40, Article V, Division 6, “Conditional Use Permits,” Section 40 – 112, as contained in the City of Wyoming Ordinance have been complied with. Staff recommends

approval of an Interim Conditional Use Permit to allow a home occupation based upon the ICUP findings of fact and subject to the following 3 conditions:

1. The applicant shall comply with all home occupations performance standards found in Section 40-543.
2. The applicant shall receive and maintain a city massage therapist license.
3. The ICUP permit shall be valid until one of the following, whichever occurs first:
 - a. Until the property owner vacates the premises or;
 - b. Until the property is sold

Next Steps

The City Council will review the Planning Commission's Interim Conditional Use review recommendation at the next regularly scheduled meeting.



City Of Wyoming
26885 Forest Blvd, PO Box 188
Wyoming, MN 55092
Phone (651) 462-4947
permits@wyomingmn.org

LAND USE APPLICATION: INTERIM USE PERMIT FOR A HOME OCCUPATION

An Interim Use Permit application requests a conditional use permitted in a particular zoning district, but regulated and controlled through conditions placed upon it by the City Council after review by the Planning Commission.

Applicant(s)/Owner(s):

Name(s) Anna van Oosterom

Address 26338 Finley Ave

City Wyoming

State MN

Zip 55092

Phone Number (307)365-0781

Email annavanoosterom79@gmail.com

Legal description of property: See attachment

Property Identification Number: R.21.00306.00

Present zoning of property: R3

Present use of property: Home

Proposed Home Occupation: Massage

On what date, or upon what event, would the applicant desire the interim use to expire? When we sell

This application and the following attachments must be submitted to be considered a complete application:

1. A detailed site plan showing the following information from Sec. 40 - 111, 5, (a - k):
 - a. Site plan drawn at scale showing parcel and building dimensions and their square footages
 - b. Curb cuts, driveways, access roads, parking spaces and off-street loading areas
 - c. Type of business or activity and proposed number of employees
 - d. Proposed floor plan of any building and use indicated
 - e. A location map showing the general location of the proposed use within the City and showing all principal land uses within 250 feet of the parcel for which application is being made
 - f. Any other information deemed necessary by the Zoning Administrator or Planning Commission
2. A letter explaining the proposed home occupation and how it will be operated
3. A completed Home Occupation Worksheet
4. A completed Conditional / Interim Use Permit Worksheet
5. The application fee and escrow must be paid at the time of application - The fee is **not** refundable and the unused portion of the escrow will be returned to the applicant.
6. Any other information deemed necessary by the Zoning Administrator or Planning Commission
7. An application for a property in a Shoreland District must include a valid Septic System Certificate of Compliance

Applicant(s) Signature(s) [Signature] Date 01/27/2025

As the applicant for this request, I agree to reimburse the City for all expenses incurred by the City in employing planning, engineering, legal, and other professional consultants in reviewing this application. This may include the replenishment of any escrow funds as required as part of this application. Such costs shall be paid by me, the applicant, regardless of the outcome of the review and prior to commencing any work on the project. All of Article V, Division 6, Conditional Use Permits, and Article VII, Division 13, Home Occupations are attached to this application and by signing this application, the Applicant acknowledges that they have been read and understood.

A public hearing can be scheduled only after a complete application has been received.

OFFICE USE ONLY

Application # 7-25-001

Date Application Received 1/28/25

Date Complete Application Received 1/28/25

60 Days 3/29/25

Fee: \$220.00 + Escrow \$750.00

Date Paid 1/28/25

By: [Signature]

Check # 1042-870.00

Cash - \$900.00

HOME OCCUPATION WORKSHEET

Applicant: Anna van Oosterom
Address: 26338 Finley Ave., Wyoming, MN. 55092
Type of Business: Massage Therapist
Business name: Healing Touch LLC

Answer the following questions based on the standards contained in Article VII, Division 13, of the City of Wyoming Zoning Ordinance for home occupations. If needed, use a separate page. **All questions must be answered.**

Sec. 40 – 543, Performance Standards; Items 1-10. **All home occupations shall conform to the following standards:**

1. Conduct of the home occupation does not require alterations to the exterior of the residence which substantially alters the appearance of the dwelling as a residence.

Are any alterations to the exterior of the home proposed? ☐ Yes ☒ No

If yes, what is proposed? _____

2. Only those persons residing in the home and one other person may be employed on the site or report to the site on any one day.

How many employees will the business have? 0

3. Signage consists of no more than one (1) single or double-faced sign with a maximum area of nine (9) square feet per side in the R1, R2, R3, R4, R5, R6 and MXD (residential uses) Districts and sixteen (16) square feet per side in the Agricultural (A) District.

Are any signs proposed for the business? ☐ Yes ☒ No

Has a sign permit been applied for? ☐ Yes ☒ No

4. No outdoor display of goods.

Will any goods be displayed outdoors? ☐ Yes ☒ No

5. Any additional need for parking generated by the home occupation shall be met by off-street parking. Said parking area shall be limited to three (3) spaces.

Will there be any off-street parking? ☐ Yes ☒ No (If yes, show the location of parking on the site plan)

6. Should the occupation be teaching, classes shall not exceed ten (10) students at any one time.

Is the business teaching? ☐ Yes ☒ No If yes, how many students per class? _____

7. Should the home occupation be repair, the items repaired shall be of a size or nature that repair can occur within the home, or an accessory structure to the principal use as allowed by this Ordinance.

Is the business repair? ☐ Yes ☒ No If yes, where will the items be repaired? _____

8. No outside storage is permitted.

Where will items be stored? N/A

9. An accessory structure may be utilized in conjunction with the home occupation only for the purpose of holding equipment used off the site, repair (as conditionally permitted pursuant to Sec. 40 – 543, 7), and/or for the storage of goods or articles produced or used by the occupant of the principle structure.

Will an accessory building be used for the business? ☐ Yes ☒ No

If yes, what will the building be used for? _____

10. The home occupation shall not generate sewage of a nature or type that cannot be treated by a standard onsite sewage system, or the municipal sewer system, or hazardous wastes without an approved plan for offsite disposal.

Will the business generate sewage that cannot be treated? ☐ Yes ☒ No (If yes, attach plan for offsite disposal)

Will hazardous wastes be generated? ☐ Yes ☒ No (If yes, attach plan for offsite disposal)

Application # _____

Revised 01/24/23

CONDITIONAL & INTERIM USE PERMIT WORKSHEET

Applicant: Anna van Oosterom

Address: 26338 Finlet Ave., Wyoming, MN. 55092

Type of Business: Massage Therapist

Business name: Healing Touch LLC

Answer the following questions based on the standards contained in Sec. 40 – 112 of the City of Wyoming Zoning Ordinance for Conditional and Interim Use Permits. If needed, use a separate page. **All questions must be answered.**

1. Is your proposed use in conformity with the Comprehensive Plan and development policies of the City?
☐ Yes ☒ No Explain: _____
2. Will your proposed use create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area?
☐ Yes ☒ No Explain: _____
3. Will your proposed use be sufficiently compatible or separated by distance or screening from adjacent development or land so that existing development will not be depreciated in value and so there will be no deterrence to development of vacant land?
☐ Yes ☒ No Explain: _____
4. Will the structure and site have an appearance that will not have an adverse effect upon adjacent properties?
☐ Yes ☒ No Explain: _____
5. Is the proposed use reasonably related to the overall needs of the City and to the existing land use?
☐ Yes ☒ No Explain: _____
6. Will the proposed use be consistent with the purpose of the Zoning Ordinance and other City Ordinances?
☐ Yes ☒ No Explain: _____
7. Will the proposed use be located, designed, maintained, and operated to be compatible with the existing or intended character of the zoning district in which it is to be located?
☐ Yes ☒ No Explain: _____
8. Will the proposed use generate only minimal vehicular traffic on local streets?
☐ Yes ☒ No Explain: Vehicles will park in our driveway; it will not generate any more traffic that already travels the street.
9. Will the proposed use create traffic hazards or unsafe access or parking needs?
☐ Yes ☒ No Explain: _____
10. Will existing businesses nearby be adversely affected by your proposed use because of the curtailment of customer trade brought about by intrusion of noise, glare, or general unsightliness?
☐ Yes ☒ No Explain: _____
11. Will the establishment or maintenance of the proposed use be detrimental to the public health, safety or general welfare?
☐ Yes ☒ No Explain: _____
12. Will the proposed use be hazardous, detrimental, or disturbing to present and potential surrounding land uses due to water pollution, odor, fumes, and general unsightliness or other nuisances?
☐ Yes ☒ No Explain: _____
13. How will the proposed use preserve and incorporate the site's important natural and scenic features into the development design?
☐ Yes ☒ No Explain: _____
14. Will the proposed use cause adverse environmental effects?
☐ Yes ☒ No Explain: _____

Application # _____

Revised 01/24/23

Fred Weck

From: Anna <annavanoosterom79@gmail.com>
Sent: Tuesday, January 28, 2025 11:41 AM
To: Fred Weck
Subject: Re: FW: Chisago County GIS

Business plan and expectations.

This business will be small, and my plan is just a few hours a week while going to school, hence my schedule changes but operating hours are between 7:30am and 6pm, Monday through Saturday, with a max of approximately 10 appointments a week (though most likely less). Either 0 or a max of 3 on one day. Appointment times vary from 30min to 2hr.

I'm happy to adjust operating times and days to whatever restrictions the county has. I'm very flexible.

If you have any further questions please reach out to me.

Sincerely,

Anna

On Mon, Jan 27, 2025, 3:53 PM Fred Weck <FWeck@wyomingmn.org> wrote:

I misspoke on the phone, you will still need to get the massage license that you have been working with Grant on too. That would be the only other city approval you'll need.

Fred Weck

Zoning Administrator

Building Official #MN1825

Advanced Septic Inspector #C5199

City of Wyoming

Department of Building Safety

26885 Forest Boulevard

P.O. Box 188

Wyoming, MN 55092

(651) 462-4947 Fax (651) 462-3938

Sedona School of Massage

SEDONA, ARIZONA

IT IS HEREBY CERTIFIED THAT

Anna Van Oosterom

HAS FULFILLED THE REQUIREMENTS OF A 700 HOUR PROGRAM OF STUDY IN

Massage Therapy

AS PRESCRIBED BY THE SEDONA SCHOOL OF MASSAGE AND THE ARIZONA STATE BOARD FOR PRIVATE POSTSECONDARY EDUCATION. IT IS WITH THIS KNOWLEDGE THAT THE UNDERSIGNED OFFICER OF THE SEDONA SCHOOL OF MASSAGE AWARDS THIS CERTIFICATE. IN WITNESS THEREOF: I HAVE HERE UNTO SUBSCRIBED MY NAME AND SET MY SEAL ON THIS DAY OF JUNE 29, 2012



Harriet Matthews
DIRECTOR

David Matthews
ADMINISTRATOR



1 Items

	PIN	DotPin	Ownname	MailAddr	MailCity
X	210030600	21.00306.00	MCADAMS ROBERT S	26338 FINLEY AVE	WYOMING



Comprehensive Plan Implementation

- ☐ Rezoning of undeveloped land to match the Comprehensive Plan Land Use Map.
Rezoning of developed land to match the Comprehensive Plan Land Use Map.
 - Planning Commission Public Open House (Optional).
 - Informational materials – Mark H. produced an example for properties that would be rezoned from the R-3 district to the CBD district.
 - Planning Commission Public Hearing (Required).
 - City Council adoption of the Comprehensive Plan Land Use Map.
- ☐ Revise Zoning Ordinance to implement the Comprehensive Plan. Update the Zoning Ordinance.
 - Planning Commission review of each division of the Zoning Ordinance. Review to implement comp plan concepts and goals.
 - Planning Commission review of the Zoning Ordinance to address any legislative changes (variance standards, nonconformities, etc.) issues that have materialized (typographical errors, accessory building setbacks, electronic vs. paper submittals, etc.) since it was last updated in 2009.
 - Planning Commission Public Open House (Optional).
 - Planning Commission Public Hearing (Required).
 - City Council adoption of the Zoning Ordinance.
- ☐ Update the Subdivision Ordinance
 - Planning Commission review of each division of the Subdivision Ordinance.
 - Planning Commission Public Open House (Optional).
 - Planning Commission Public Hearing (Required).
 - City Council adoption of the Subdivision Ordinance.

**R-3
is basically:**

**Single Family Homes
Parks
Day Care Centers**

Lot Size Minimum: 15,000 Sq Ft (+1/3 acre)

Going to CBD -

**Compact, Pedestrian Friendly,
High Density Services:
Retail and Car Sales
Convenience Store with Fuel
Hotels/Motels
Bars/Restaraunts
Professional Services**

Lot Size Minimum: 6,500 Sq Ft (+1/6 acre)

NO TAX INCREASES