

**AGENDA
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
MARCH 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 25, 2025.

SCHEDULED PUBLIC HEARINGS:

NEW BUSINESS:

OLD BUSINESS:

2. Comprehensive Plan Implementation - Set date for Open House

COMMUNICATIONS:

UPDATES:

Van Oostrom Home Occupation ICUP was approved by the City Council.

ADJOURN

UPCOMING:

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

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for February 25, 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, Mark Holl*

ABSENT: Commissioner Chris Ortwerth

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 February 11, 2025

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 FEBRUARY 11, 2025 AS SUBMITTED.

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

SCHEDULED PUBLIC HEARINGS:

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

Zoning Administrator Weck reviewed the request for an ICUP for Home Occupation for a massage business. He explained that Ms. VanOosterom had been a Certified Massage Therapist since 2012 and had recently moved to the City and wanted to move her business into her home. Staff recommended approval with the 3 conditions, as outlined in the staff report.

Scott McAdams introduced himself and stated that Anna VanOosterom was his wife, but had kept her maiden name. He stated that she had been a Massage Therapist for over 12 years and had previously had a successful business in Cheyenne, Wyoming, where they used to live. He explained that she was very professional and liked to mainly stick with female and older clients. He noted that, in the past, she had worked 6 to 7 days/week in order to help people out, but was not planning to work as much in the City, because she was also attending school to become an Acupuncturist.

Commissioner Iverson asked if Ms. VanOosterom had the Human Touch business out of her home when she lived in Cheyenne.

Mr. McAdams stated that she did have the Human Touch business when they lived in Cheyenne, but it was not done out of their home. He explained that when they moved to the City, they found that it was not in their budget to rent a space for the business.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO OPEN THE PUBLIC HEARING AT 7:06 P.M.

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

There was no one present to speak at the Public Hearing.

MOTION BY COMMISSIONER HOLL, SECONDED BY COMMISSIONER WEST, TO CLOSE THE PUBLIC HEARING AT 7:06 P.M.

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

Commissioner Holl noted that he felt this was a great idea.

Commissioner Iverson stated that he had looked up what he believed was Ms. VanOosterom's business in Cheyenne and she had 5-star reviews.

Mr. McAdams spoke from the audience and reiterated that his wife was very professional and dealt one on one with her clients and even spent time after their appointments talking.

Commissioner Iverson noted that one of the concerns that he had was the possible nature of the business because of possible behavioral issues, for example, with men that may be bad actors. He noted that he liked that the intent was to essentially limit her clients to females, which he felt would address some of his concerns.

Mr. McAdams reiterated his feelings about his wife's professionalism and noted that even in Cheyenne, in the location where she rented, she was alone in the office with her clients. He stated that he used to be a Police Officer in Cheyenne and had also served in the military

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER HOLL, TO RECOMMEND APPROVAL OF THE INTERIM CONDITIONAL USE PERMIT FOR A HOME OCCUPATION: I-25-001 LOCATED AT 26338 FINLEY AVENUE FOR ANNA

VANOOSTEROM, PROPERTY ID NUMBER: 21.00306.00

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

NEW BUSINESS: NONE

OLD BUSINESS:

3. Comprehensive Plan Implementation

Zoning Administrator Weck outlined some of the goals and steps that they had previously discussed as a way to complete the Comprehensive Plan implementation. He stated that they had discussed the option of holding an Open House for the public to talk about the rezoning and ways to display information and explain to the public what was happening, but noted that the Commission did need to hold a Public Hearing on this. He stated that Chisago County had held this same type of meeting a few months ago, but he had not spoken with them about how it went or what the attendance had been like.

Chair Lobermeier stated that he felt that the item that would most likely take the most time to complete would be revising the Zoning Ordinance.

Zoning Administrator Weck confirmed that it could take some time, but it would depend on how deeply they got into it. He stated that he was hopeful that the Commission would be able to get going on the first steps fairly quickly.

Chair Lobermeier asked the Commission how they felt about holding an Open House, which would give the Commissioners a chance to interact with the residents on this issue. He noted that many times at Public Hearings, the residents just want to have a conversation, which sometimes cannot happen in that setting.

There was Consensus of the Commission that they were in support of scheduling an Open House.

Chair Lobermeier asked about the possible notification.

Zoning Administrator Weck explained that they would have to do a notice in the paper and on the City's website, but would not have to do an individual mailing to anyone in the City.

Chair Lobermeier asked when the next City newsletter would be sent out.

Mayor Iverson stated that it just went out so the next one would be sent out in April.

Chair Lobermeier explained that he was just thinking about different ways that they could get the word out about the Open House.

Zoning Administrator Weck stated that he felt utilizing the newsletter would be a good idea and would look at possible dates. He explained that he would plan to work with Commissioner Holl to put together a brief synopsis to present at the Open House.

Commissioner Holl noted that he felt that there would probably be 6 or 7 that he could get blown up, if necessary.

Zoning Administrator Weck stated that he expected that it would be a bit more than just 6 or 7.

Commissioner Holl stated that was fine, but reiterated that they could be blown up so they could

be hung on the walls and would outline some information in order to help explain current zoning versus what was being planned.

Chair Lobermeier suggested that they set aside time at the next few meetings to discuss what they want to do and present at the Open House.

Commissioner Iverson stated that he felt it was a great idea to have the visuals they were suggesting that showed the existing and the new zoning designations.

Commissioner West referenced her own lot, which was kind of unique and noted she had a feeling that there would be some people who were in those lots that would not be happy about the rezoning. She asked if this type of feedback could sway the City into not rezoning the properties and asked what could come about because of the Open House.

Mayor Iverson stated that she understood that there were long-time property owners that would not be in favor of this rezoning. She noted that Council takes public input very seriously, but change does happen with people moving out and others moving in and explained that the City cannot just zone or not rezone just because people were upset even though it could be a very difficult type of decision for them to make.

Chair Lobermeier noted that he felt a lot of it may come down to how it would be presented and felt it would be important to explain why the City was proposing this zoning and stated that the point of holding an Open House was to actually hear what people want.

Commissioner West stated that she did not feel that rezoning in her area was going to be well received and felt it would be important to outline the rationale behind why it was happening.

Commissioner Holl agreed that it may be hard, but the City had to do things that are good for many and not just good for a few.

Chair Lobermeier explained that the intent of the rezoning was not to be punitive, but it was to set the City up for the future.

Mayor Iverson reminded the Commission that the ultimate decision would be up to the City Council.

COMMUNICATIONS: NONE

UPDATES: NONE

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER HOLL, TO ADJOURN THE FEBRUARY 25, 2025 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:23 PM.

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



Upcoming Events

- Arbor Day Celebration
Saturday, April 26
- Bike Rodeo
Saturday, May 17
- Touch A Truck
Saturday, June 7
- Farmer's Market
Thursdays, July-October
- Night To Unite
Tuesday, August 5

www.wyomingmn.org/communityevents

Rezoning Open House - Tuesday, April 29th

Tuesday, April 29 • 5:30-7:30 pm • Wyoming City Hall (26885 FOREST BLVD) • www.wyomingmn.org/rezone

The Wyoming Planning Commission is hosting an Open House to discuss the city's rezoning process. Nearly 1,000 of Wyoming's 3,300 parcels will be affected as part of implementing the newly adopted Comprehensive Plan.

What is rezoning?

Rezoning is the process of updating property classifications to ensure they align with the city's long-term growth and development goals. It does not change who owns the property or force property owners to take action. Instead, it sets guidelines for how land can be used in the future.

Why is the city rezoning?

The City Council adopted a new Comprehensive Plan on December 20, 2022. This plan serves as a roadmap for the city's future development, guiding land use, infrastructure, and growth decisions. The Planning Commission is now implementing this Plan by adjusting zoning districts to better reflect intended land uses.

Does this affect my property?

Rezoning may or may not impact your property. Visit www.wyomingmn.org/rezone to see if your property is included. If your property is being rezoned and you have questions, we encourage you to attend the Open House.

What does rezoning mean for property owners?

- **No Immediate Changes** - Continue using it as you've always done unless you choose to redevelop
- **No Property Tax Impact** - Property taxes are based on how your property is used, not how it is zoned; if you continue using it the same way, your taxes will not change
- **Future Development Guidance** - If you plan to sell, expand, or change the use of your property in the future, zoning will determine what is allowed

What's Next?

Go to www.wyomingmn.org/rezone to see if your property is being rezoned. Attend the Open House April 29th to learn more, ask questions, and share feedback. The final steps are public hearings. The Planning Commission & City Council will review feedback before finalizing the rezoning updates.

Any Questions? Contact us at wyoming@wyomingmn.org.

AGRICULTURAL DISTRICT (A)

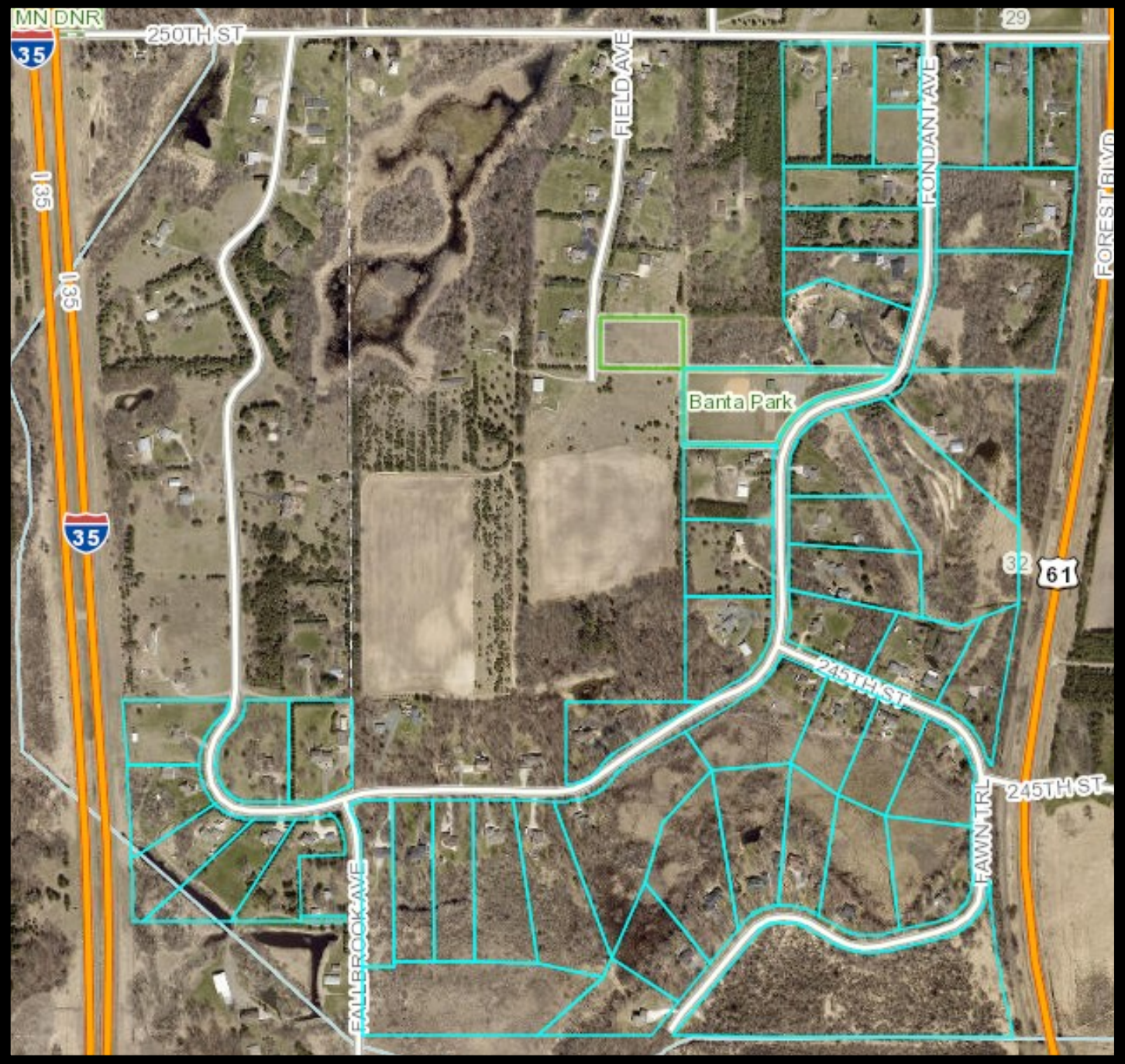
THE AGRICULTURAL DISTRICT IS INTENDED TO PROVIDE AREAS TO BE UTILIZED FOR AGRICULTURAL & RURAL RESIDENTIAL II USES

CURRENT ZONING

- Primarily single-family dwellings on 5 or more acres
- Includes farming and the raising of livestock
- Wyoming City Code Section 40-430 allows agricultural operations to be continued and expanded if the property is rezoned to a different district
- Whitetail Ridge & Wildlife Estates are residential developments created with conditional use permits to allow smaller lots on properties that were in the A District and are regulated as if they are in the R-2 District.

Future Rezone	Result	Parcels Affected
R-2 District	Single-family dwellings are a permitted use Horse keeping is allowed on parcels that are 5 acres or more	98
R-3 District	Single-family dwellings are a permitted use	56
R-4 District	Single-family dwellings are a permitted use	1
R-6 District	Single-family dwellings are a permitted use	10
C District	Single-family dwellings are a nonconforming use	16
MX District	Single-family dwellings are an allowed use	9
I District	Single-family dwellings are a nonconforming use	32

WILDLIFE ESTATES DEVELOPMENT



WHITETAIL RIDGE DEVELOPMENT



ZONING DISTRICTS

ALL WYOMING PROPERTY IS ASSIGNED A ZONING DISTRICT

WHAT IS A ZONING DISTRICT?

A specific area within a city where specific types of land and development are permitted (i.e. residential, commercial, industrial areas) to help organize and plan how land is used.

ZONING REGULATES...

- **Allowed Uses** - What types of buildings or businesses are permitted
- **Density** - How many buildings or units can be located on a given area of land
- **Building Height & Size** - Restrictions on the height and size of buildings
- **Setbacks** - Minimum distances between building and property lines
- **Parking Requirements** - How many parking spaces are required for different types of buildings
- **Signage** - Regulations related to the size and placement of signs

IMPORTANCE OF REZONING

- **Organize Land Use** - It ensures that different types of land uses (like homes, businesses, and factories) are separated to prevent conflicts and maintain order
- **Protect Property Values** - By preventing incompatible uses from being mixed, zoning helps to maintain property values
- **Promote Community Well-Being** - Zoning can help ensure the health, safety, and welfare of residents by controlling development and prevent overcrowding or pollution.
- **Provide Predictability For Developers** - Zoning regulations provide a clear framework for developers, allowing them to plan and invest with greater confidence.

TYPES OF ZONING DISTRICTS

- **Residential** - Areas primarily for homes, which can be further categorized into single-family, multi-family, or high-density residential zones
- **Commercial** - Areas for businesses, which can include retail, office, or mixed-use commercial zones
- **Industrial** - Areas for factories, warehouses, and other industrial activities
- **Mixed-Use** - Areas where residential, commercial, and other uses are permitted; often in a way that promotes a walkable and vibrant community
- **Special Districts** - Areas with unique characteristics or regulations, such as shoreland areas, flood zones, or the Highway 8 overlay

NONCONFORMING USE

PROPERTY THAT IS "GRANDFATHERED" IN EVEN THOUGH IT NO LONGER COMPLIES WITH CURRENT ZONING REQUIREMENTS

WHAT IS A NONCONFORMING PROPERTY?

A nonconforming property was legally built and used according to the zoning laws in place at that time, but now violates current zoning regulations.

City Code Definition - Nonconforming Structure, Use, or Parcel - Any legal use, structure, or parcel of land already of existence, recorded, or authorized before the adoption of official controls or amendments to those controls that would not have been permitted to become established under the terms of the official controls as now written, if the official controls had been in effect prior to the date it was established, recorded, or authorized.

MY PROPERTY IS NONCONFORMING, WHAT HAPPENS NEXT?

- **Property Taxes Remain Unchanged** - Property taxes are based on how the property is used, not on how it is zoned
- **No Structural Changes** - Nonconforming structures cannot be enlarged, but may be continued at the size and in the manner of operation as before the rezoning
- **Rebuilding** - If a structure is destroyed, it can be rebuilt if a building permit is applied for within 180 days after it was destroyed
- **Potential Termination** - In some cases, if a property is damaged or abandoned for a certain period of time, it will be demolished and the property use will be changed at that time
- **Important For Investors** - This can affect the value and potential future uses of the property

CITY OF WYOMING

PLANNING COMMISSION APPLICATION SUBMITTAL

DEADLINES 2025

The City of Wyoming Planning Commission meets at 7:00 p.m., on the 2nd and 4th Tuesday of each month. In order to notify the public that a hearing will be held, a **complete** application must be submitted by **NOON** on the date shown.

A <u>complete</u> application must be received by <u>NOON</u> on this date:		*To be heard by the Planning Commission at 7:00 PM on this date:
Monday December 23, 2024	→	*Tuesday January 14, 2025
Monday January 6, 2025	→	*Tuesday January 28, 2025
Tuesday January 21, 2025	→	*Tuesday February 11, 2025
Monday February 3, 2025	→	*Wednesday February 25, 2025
Tuesday February 18, 2025	→	*Tuesday March 11, 2025
Monday March 3, 2025	→	*Tuesday March 25, 2025
Monday March 17, 2025	→	*Tuesday April 8, 2025
Monday March 31, 2025	→	*Tuesday April 22, 2025
Monday April 21, 2025	→	*Tuesday May 13, 2025
Monday May 5, 2025	→	*Tuesday May 27, 2025
Monday May 19, 2025	→	*Tuesday June 10, 2025
Monday June 2, 2025	→	*Tuesday June 24, 2025
Monday June 16, 2025	→	*Tuesday July 8, 2025
Monday June 30, 2025	→	*Tuesday July 22, 2025
Monday July 21, 2025	→	*Tuesday August 12, 2025
Monday August 4, 2025	→	*Tuesday August 26, 2025
Monday August 18, 2025	→	*Tuesday September 9, 2025
Tuesday September 2, 2025	→	*Tuesday September 23, 2025
Monday September 22, 2025	→	*Tuesday October 14, 2025
Monday October 6, 2025	→	*Tuesday October 28, 2025
Monday October 20, 2025	→	* Wednesday November 12, 2025
Monday November 3, 2025	→	*Tuesday November 25, 2025
Monday November 17, 2025	→	*Tuesday December 9, 2025
Monday December 1, 2025	→	*Tuesday December 23, 2025
Monday December 22, 2025	→	*Tuesday January 13, 2026
Monday January 5, 2026	→	*Tuesday January 27, 2026

The Planning Commission reviews, holds public hearings, and makes recommendations to the City Council on all applications for plats, zoning amendments, variances, site plan reviews, and conditional use permits. The City Council makes the final decision on whether to grant or deny all applications. The City Council meets at 7:00 p.m. on the 1st and 3rd Tuesday of each month.

***Applications** that include improvements (streets, stormwater ponding, etc.) will not be heard until the city engineer has completed the review of the improvements.