

**APPROVED 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>