

**AGENDA
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
APRIL 8, 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 March 25, 2025.

SCHEDULED PUBLIC HEARINGS:

NEW BUSINESS:

2. Comprehensive Plan Implementation - Open House Organization.

OLD BUSINESS:

COMMUNICATIONS:

UPDATES:

ADJOURN

UPCOMING:

April 22, 2025 - Sketch Plan for Carlos Avery Preserve Estates April 29, 2025 - Open House

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

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for March 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, and Chris Ortwerth

ABSENT: None

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 February 25, 2025

A MOTION WAS MADE BY COMMISSIONER HOLL, SECONDED BY COMMISSIONER IVERSON, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR FEBRUARY 25, 2025, 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: NONE

OLD BUSINESS:

2. Comprehensive Plan Implementation – Set Date for Open House

Zoning Administrator Weck expressed his appreciation to Commissioner Holl for gathering a lot of information for him and noted that he had compiled some additional information and handed it off to Jenny, who created the posters. He referenced the full-sized poster on the wall which was

36x24, and compared it to the half-size and asked which size the Commission would prefer for the Open House. He noted that as he was sitting at the table looking at the poster on the wall, he felt it may be the best idea to go with the full-sized posters.

Chair Lobermeier stated that he agreed that it would be best to have the full-sized posters.

There was Consensus of the Commission to use full-sized posters.

Zoning Administrator Weck noted that there would be a poster for every district that outlined information about what they would be rezoned to and what that would mean for the properties. He stated that WSB was also planning to create a map for the website so residents can go to the City website, click on their property, find out the current zoning, if it was going to be rezoned, and if rezoned, what the new zoning designation would be.

Chair Lobermeier asked if the Commission would have access to that map on the night of the meeting in order to click on various properties or areas.

Zoning Administrator Weck confirmed that they will have access to that map at the public meeting via a few computers. He noted that within the packet he had included the draft front page of the next newsletter and stated that the Open House was tentatively scheduled for April 29, 2025 but explained that he was scheduled to have back surgery the next morning so he may need to ask City Administrator Linwood to fill in for him, if necessary. He reviewed what information they were planning to include within the newsletter.

Chair Lobermeier asked if the Commission was able to make the April 29, 2025, date work for the Open House.

Commissioner West noted that she may not be able to attend that night due to another commitment.

There was Consensus to hold the Open House meeting on April 29, 2025, from 5:30 to 7:30 p.m.

Zoning Administrator Weck explained that the Commission could also go ahead and schedule the public hearing for this item or they could wait and see what kind of fallout there was from the Open House.

Chair Lobermeier stated that he felt it may make sense to wait to schedule the public hearing until after the Open House. He explained that he would like the Commission to have enough time to digest whatever feedback they end up getting from the Open House.

Zoning Administrator Weck stated that if they waited until after the Open House to schedule the public hearing, he believed he could get it on the June 10, 2025, agenda.

There was Consensus of the Commission to tentatively schedule the public hearing for the rezoning on June 10, 2025, at 7:00 p.m.

Zoning Administrator Weck explained that he was hoping to also get a new map from WSB that corrected some things that were on the old map and gave a brief overview of some of the differences. He noted that he was hoping he would be able to have a printed copy so the Commissioners could all have one and stated that he would send it via e-mail to the Commission when he received it.

Commissioner Holl asked if this updated map would also be made into a poster and displayed at the Open House.

Zoning Administrator Weck stated that he would also have that one on the wall and would make it as big as possible.

Chair Lobermeier thanked Commissioner Holl for helping City staff put together this information for the Open House.

Commissioner West stated that she understood that the Commission wanted to get public input at the Open House and the public hearing and asked if the feedback could sway the final map.

Chair Lobermeier stated that he felt their decision would depend on what they hear from the public because they can amend the map or the Comprehensive Plan if they felt it was needed. He stated that he did not believe that the Commission was against change, if it made sense.

Zoning Administrator Weck reminded the Commission that there were reasons behind all of the choices they were proposing.

COMMUNICATIONS:

UPDATES:

- VanOostrom Home Occupation ICUP was approved by the City Council.
- City staff met with Greenwood Golf Course representatives and were told that a new sketch plan would be submitted by March 31, 2025.

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER ORTWERTH, TO ADJOURN THE MARCH 25, 2025, "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:17 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>



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

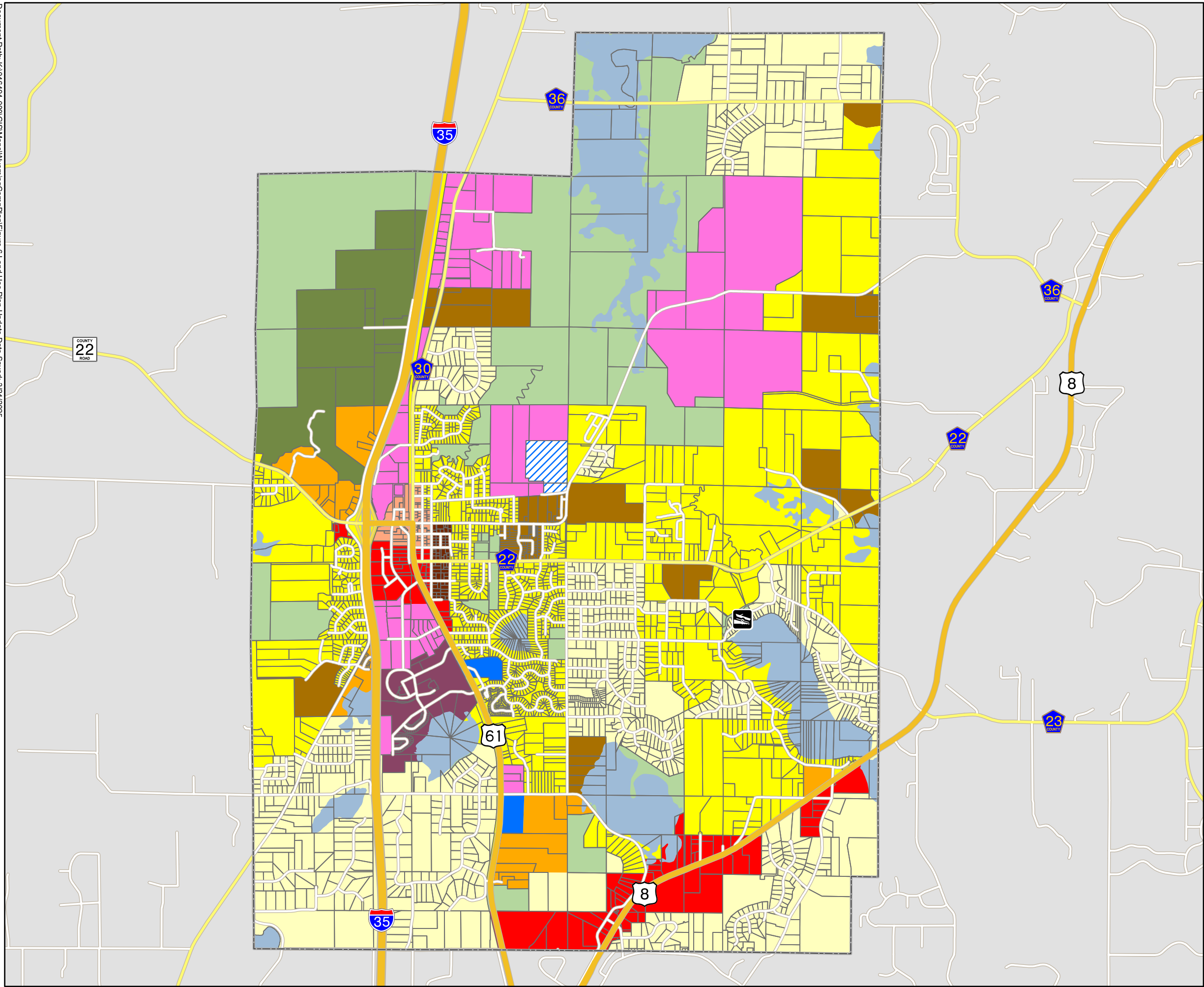
What's Next?

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.

*A quorum of Wyoming City Council members may be present at this event

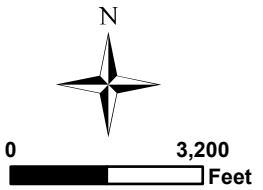
Document Path: K:\016494-0001\GIS\MapSeries\WyomingCompPlan\Figure 6 Land Use Plan Update Date Saved: 3/21/2025



Wyoming Comprehensive Plan

Figure 6 Updated Land Use Plan

- State Property and Boat Landing
- Wyoming Boundary
- Parcel Boundaries
- Waterbody
- Land Use**
 - Semi-Rural Neighborhood
 - Single Family Residential Neighborhood
 - Multi-Family Suburban Neighborhood
 - High Density Residential Neighborhood
 - Commercial
 - Downtown Core
 - Mixed Use
 - Office and Health Care Business
 - Industrial and General Business
 - Public and Semi Public
 - Conservation and Open Space
 - Agriculture
 - Closed Landfill



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?

- **No immediate action is required**
- **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

UNCHANGED DISTRICTS

DISTRICTS THAT ARE NOT BEING REZONED AND ARE CONTINUING TO HAVE THE SAME USE

DISTRICTS THAT ARE NOT BEING REZONED

The following districts are not being rezoned:

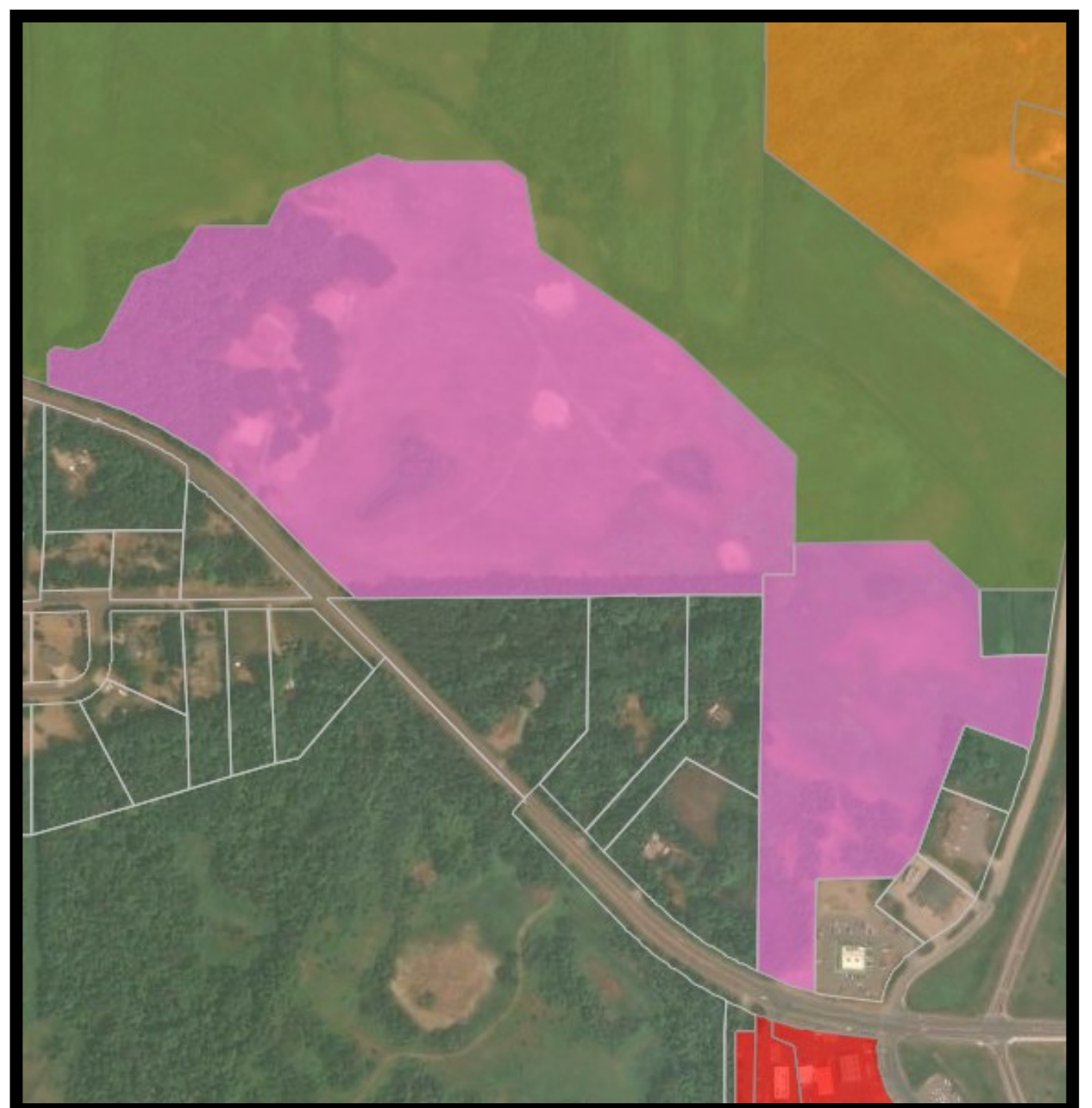
- Mixed Use District (MXD)
- Office & Health Care District (OHC)

These two districts have no properties that are currently being rezoned to another district

OHC DISTRICT



MX DISTRICT



AGRICULTURAL (A)

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

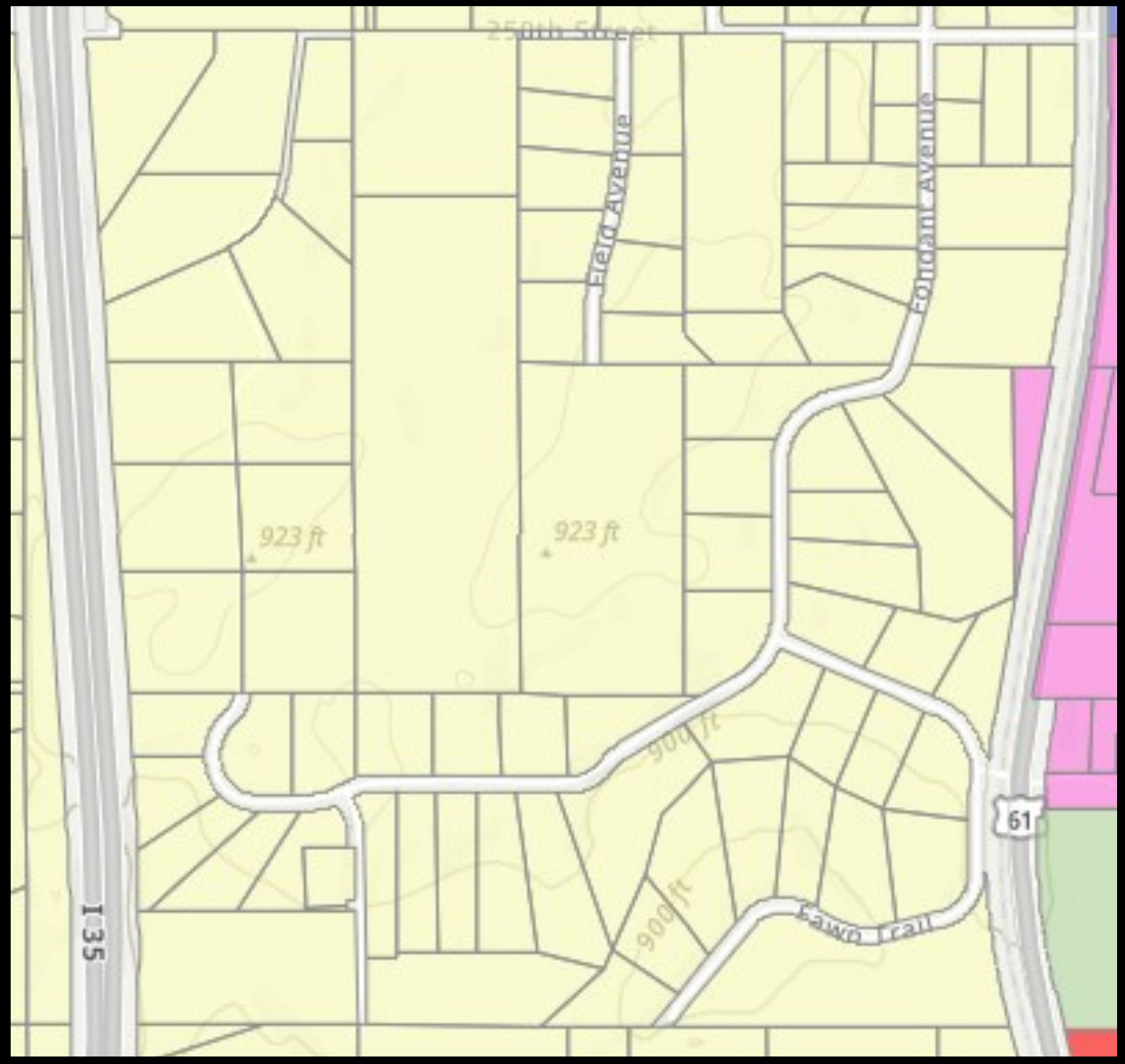
CURRENT ZONING

- 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

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
CB 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

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.

WILDLIFE ESTATES DEVELOPMENT



WHITETAIL RIDGE DEVELOPMENT



The snapshots above are not all inclusive; there are other properties included, please check the rezone map to confirm your property

RURAL RESIDENTIAL I (R-1)

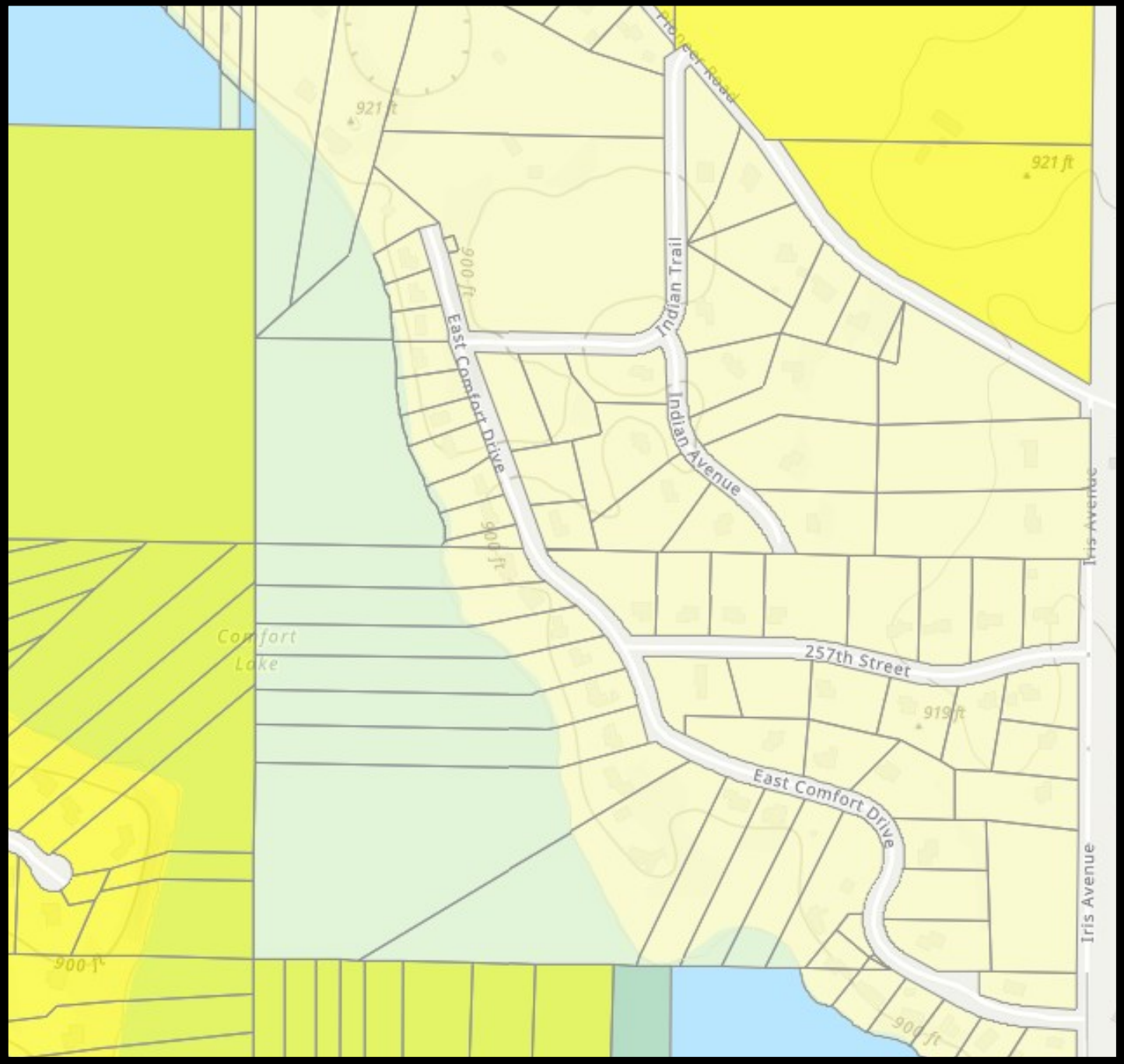
THE RURAL RESIDENTIAL I DISTRICT IS INTENDED FOR LOW-DENSITY HOUSING WITH ON-SITE WASTEWATER SYSTEMS

CURRENT ZONING

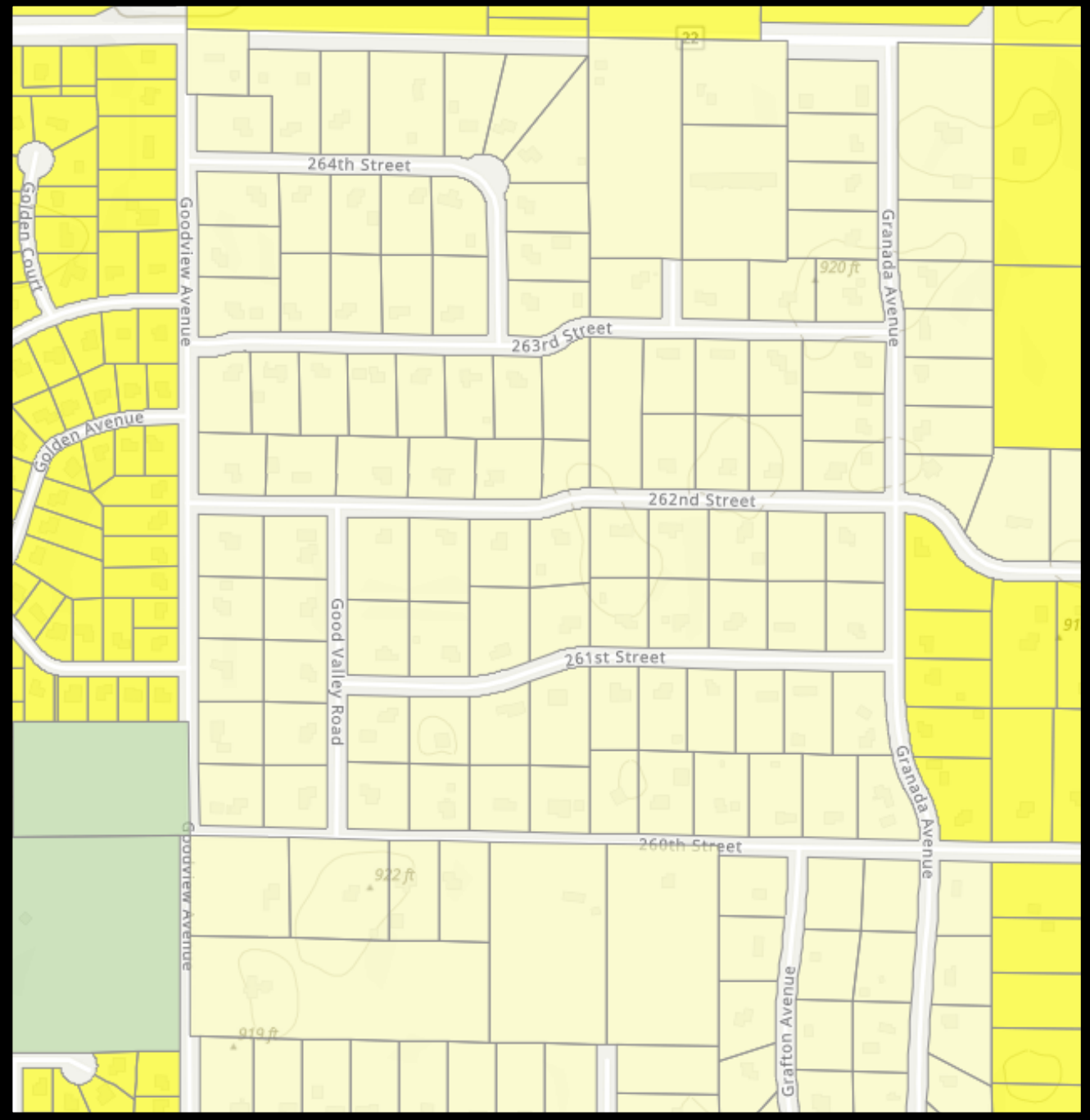
- Primarily single-family dwellings on 1 or more acres
- Includes parks, churches, and government administration

Future Rezone	Result	Parcels Affected
R-3 District	Single-family dwellings are a permitted use	340
R-4 District	Single-family dwellings are a permitted use	4
R-6 District	Single-family dwellings are a permitted use	1
CB District	Single-family dwellings are a nonconforming use	8
OHC District	Single-family dwellings are a nonconforming use	2
MX District	Single-family dwellings are an allowed use	4
I District	Single-family dwellings are a nonconforming use	4

EAST SIDE OF COMFORT LAKE



REBECCA MEADOWS & GOODVIEW RIDGE



The snapshots above are not all inclusive; there are other properties included, please check the rezone map to confirm your property

RURAL RESIDENTIAL II (R-2)

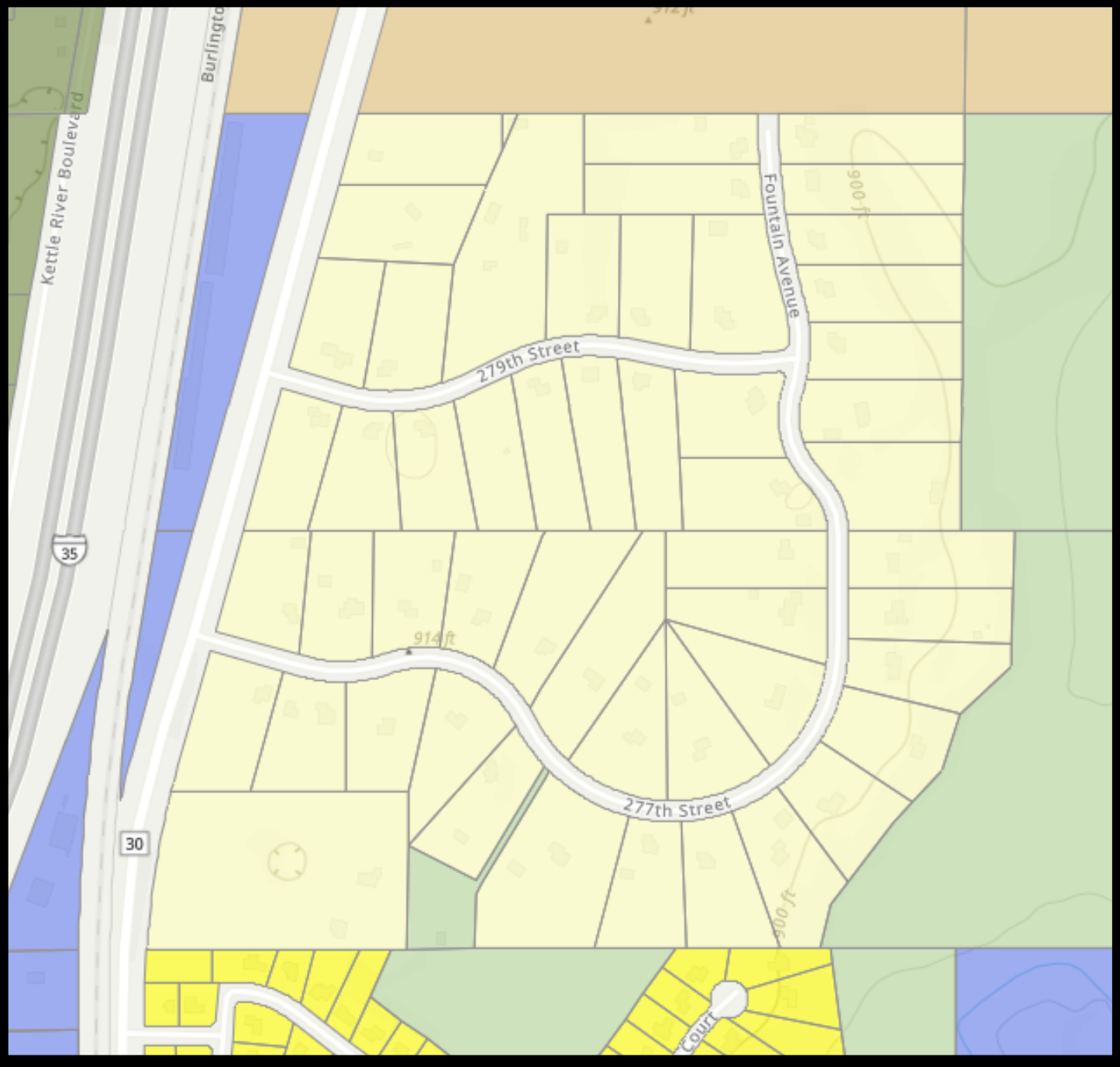
THE RURAL RESIDENTIAL II DISTRICT IS INTENDED FOR LOW-DENSITY HOUSING WITH ON-SITE WASTEWATER SYSTEMS

CURRENT ZONING

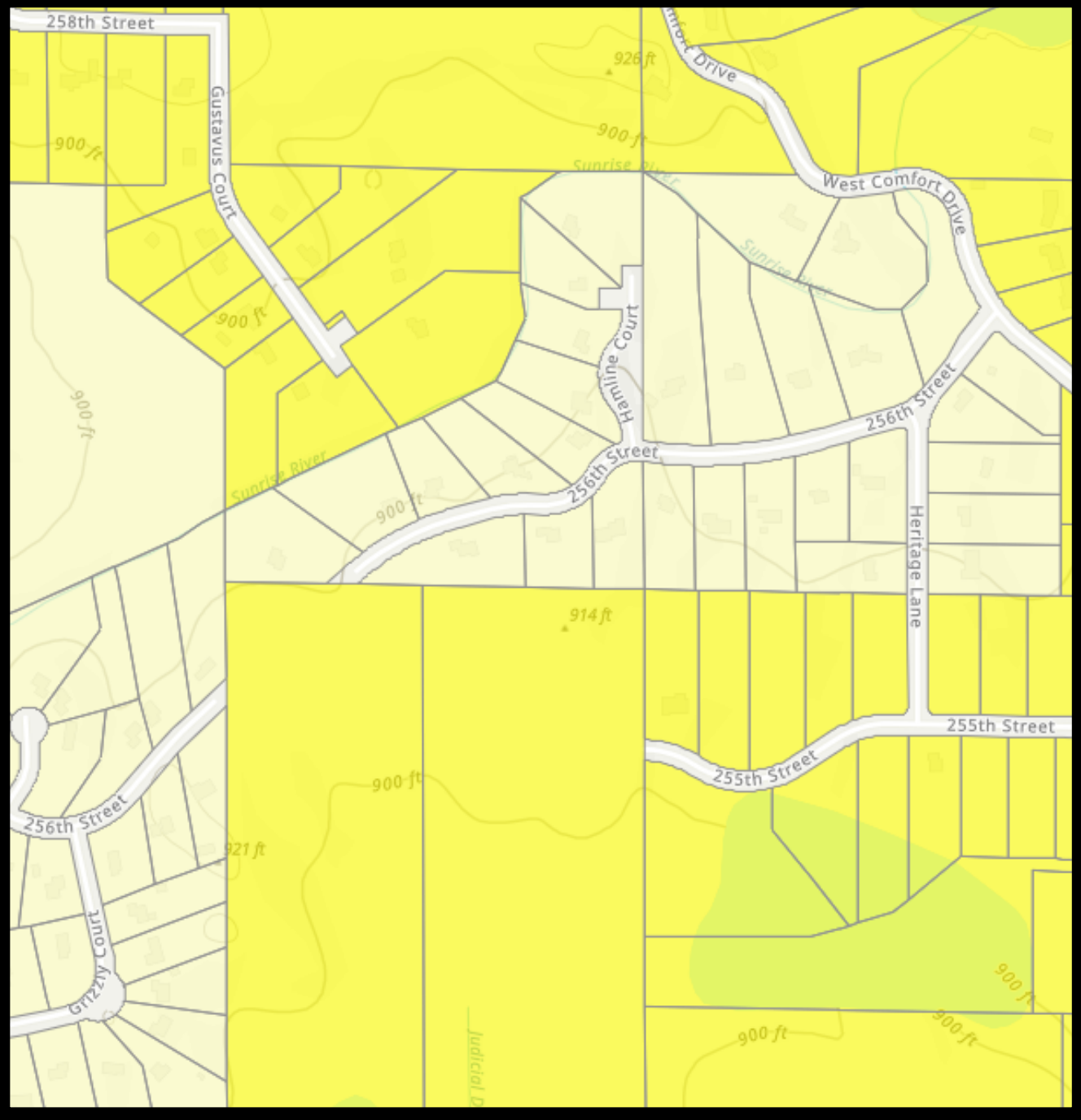
- Primarily single-family dwellings on 2 or more acres
- Includes parks, churches, and government administration
- Allows horse keeping on lots of 5 acres or more

Future Rezone	Result	Parcels Affected
R-3 District	Single-family dwellings are a permitted use	126
R-4 District	Single-family dwellings are a permitted use	3
CB District	Single-family dwellings are a nonconforming use	15
MX District	Single-family dwellings are an allowed use	4
I District	Single-family dwellings are a nonconforming use	6

DEER RIDGE ESTATES



BRIDGEWATER



The snapshots above are not all inclusive; there are other properties included, please check the rezone map to confirm your property

SINGLE FAMILY RESIDENTIAL (R-3)

THE SINGLE FAMILY RESIDENTIAL DISTRICT IS INTENDED FOR ONE-FAMILY HOMES SERVED BY PUBLIC SEWER AND WATER LINES

CURRENT ZONING

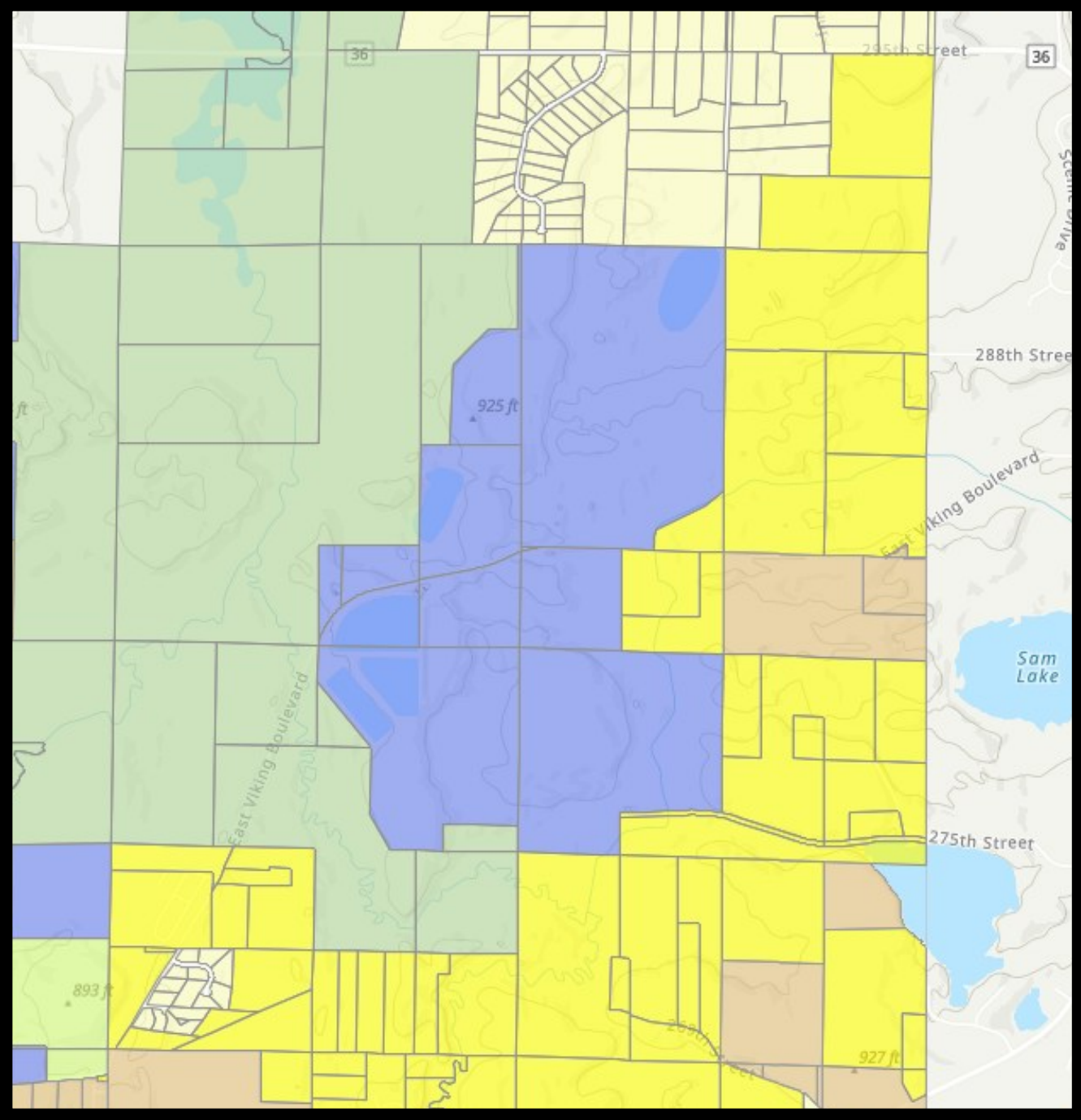
- Primarily single-family dwellings on lots that are equal to or greater than 15,000 ft² (~.34 acres)
- Includes parks, churches, and government administration

Future Rezone	Result	Parcels Affected
R-4 District	Single-family dwellings are a permitted use	16
R-6 District	Single-family dwellings are a permitted use	59
I District	Single-family dwellings are a nonconforming use	1

THURNBECK PONDS



E VIKING BLVD/NEAR POLARIS



The snapshots above are not all inclusive; there are other properties included, please check the rezone map to confirm your property

ONE & TWO FAMILY RESIDENTIAL (R-4)

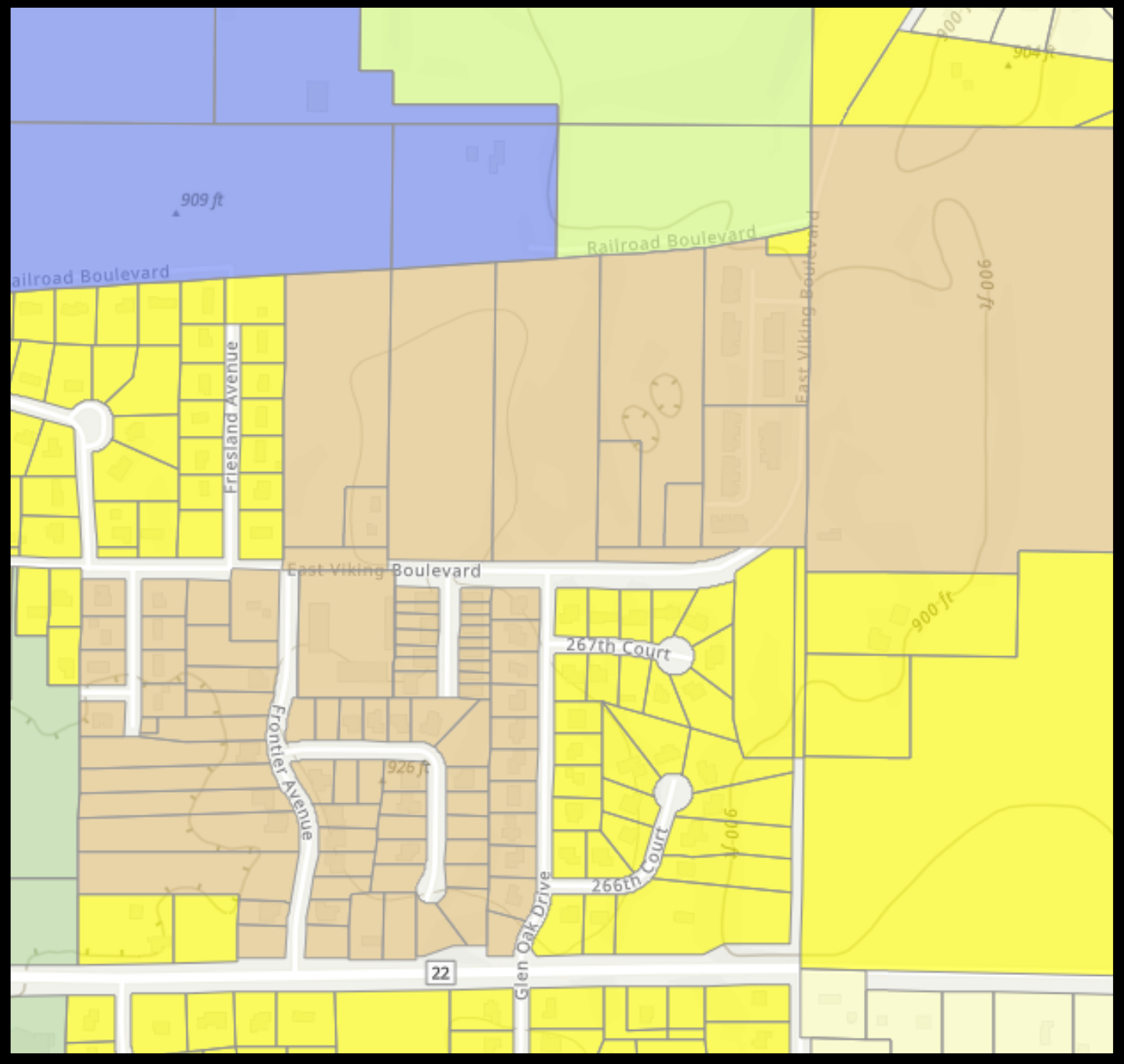
THE ONE- AND TWO-FAMILY RESIDENTIAL DISTRICT IS INTENDED FOR ONE OR TWO-FAMILY HOMES SERVED BY PUBLIC SEWER AND WATER LINES

CURRENT ZONING

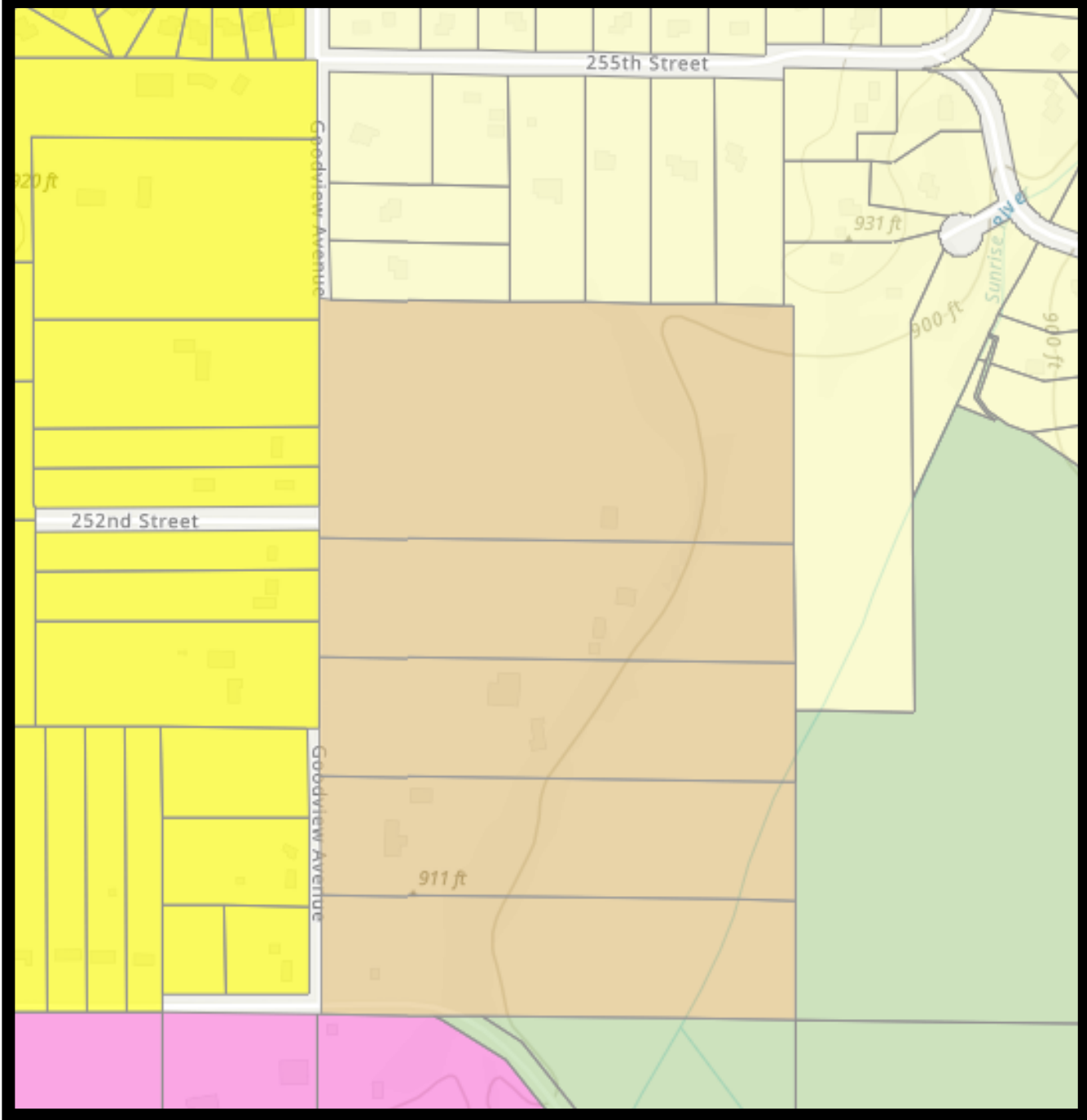
- Single-family dwellings on lots that are equal to or greater than 10,000 ft² (~.23 acres)
- Two-family dwellings on lots that are equal to or greater than 12,000 ft² (~.28 acres)
- Includes parks, churches, and government administration

Future Rezone	Result	Parcels Affected
R-3 District	Single-family dwellings are a permitted use	49
R-6 District	Single-family dwellings are a permitted use	4

KENNEDY ESTATES



GOODVIEW AVE & 250TH STREET



The snapshots above are not all inclusive; there are other properties included, please check the rezone map to confirm your property

MANUFACTURED HOME (R-5)

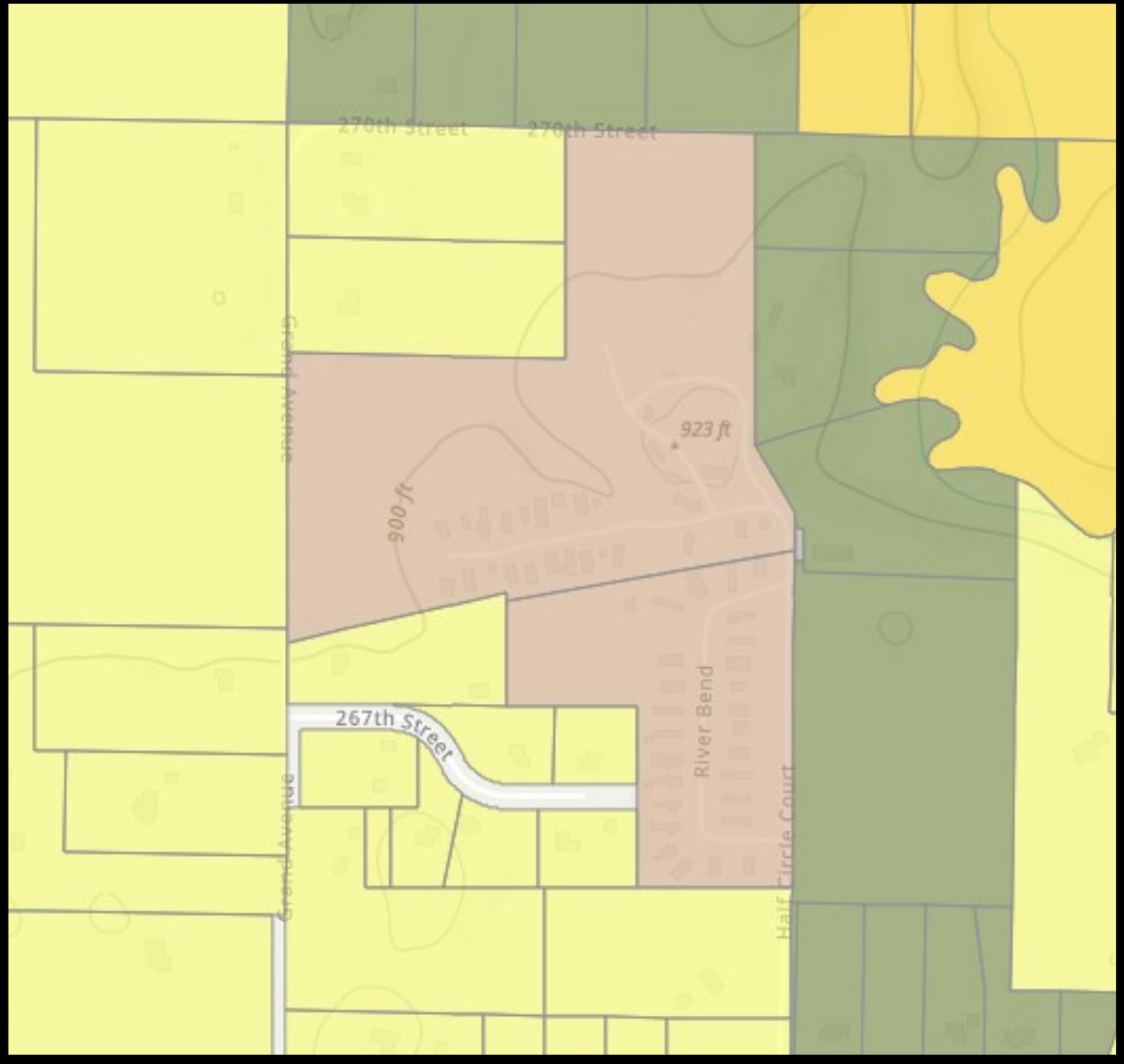
THE MANUFACTURED HOME DISTRICT IS INTENDED FOR
MANUFACTURED HOUSING

CURRENT ZONING

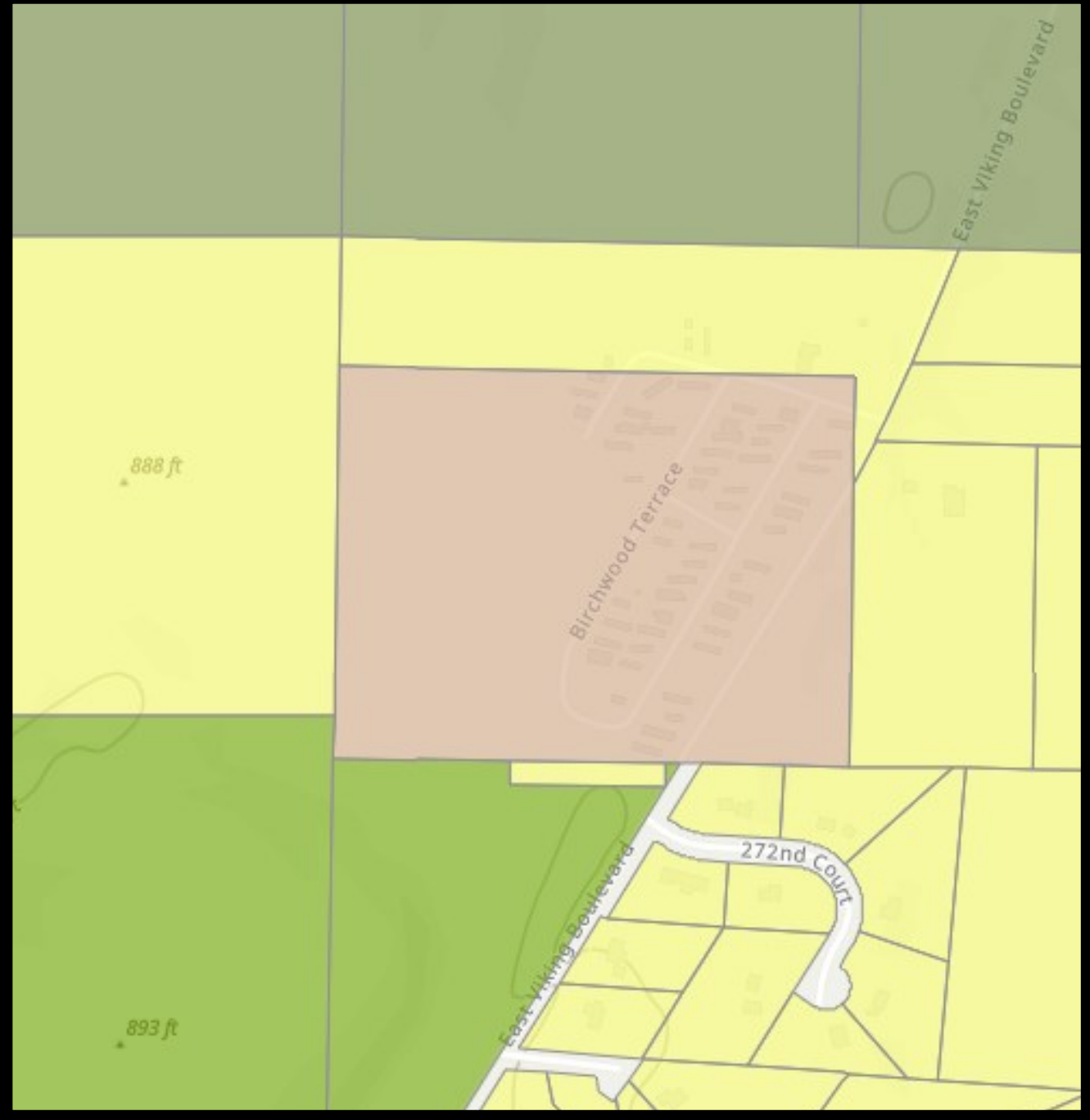
- This includes Wyoming’s 2 manufactured home parks

Future Rezone	Result	Parcels Affected
R-3 District	Single-family dwellings are a permitted use	3

RIVERBEND PARK



BIRCHWOOD TERRACE



The snapshots above are not all inclusive; there are other properties included, please check the rezone map to confirm your property

MEDIUM & HIGH DENSITY HOUSING (R-6)

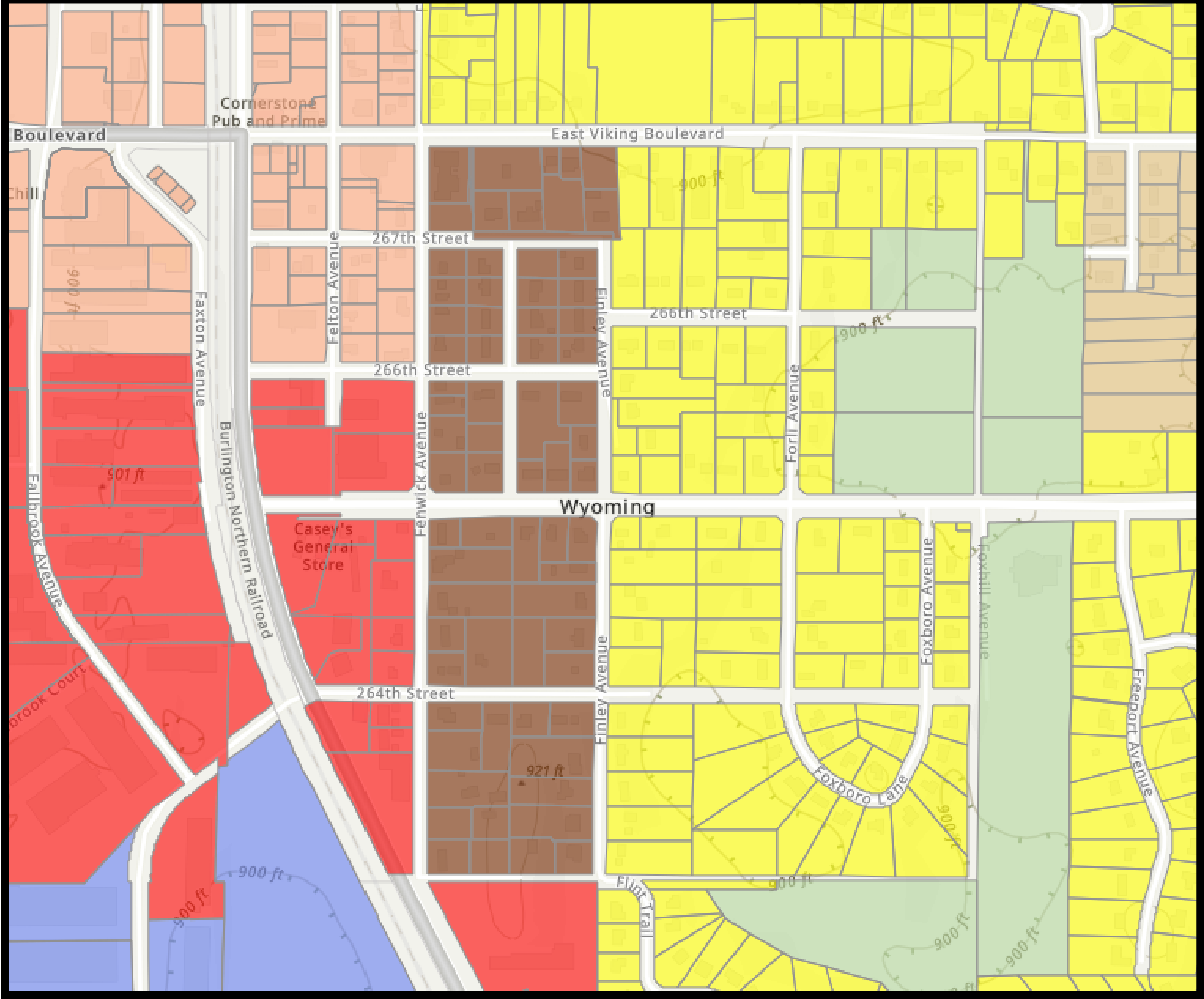
THE MEDIUM- AND HIGH-DENSITY HOUSING DISTRICT IS INTENDED FOR ATTACHED HOUSING UNITS AND NARROW LOT DETACHED HOUSING UNITS

CURRENT ZONING

- Single-family dwellings on lots that are equal to or greater than 5,000 ft² (~.11 acres)
- Apartment buildings are limited to no more than 20 units per acre
- Includes parks, churches, and government administration

Future Rezone	Result	Parcels Affected
R-3 District	Single-family dwellings are a permitted use	17
R-4 District	Single-family dwellings are a permitted use	25
CB District	Single-family dwellings are a nonconforming use	20

DOWNTOWN 263RD ST/E VIKING BLVD



The snapshots above are not all inclusive; there are other properties included, please check the rezone map to confirm your property

CENTRAL BUSINESS (CB)

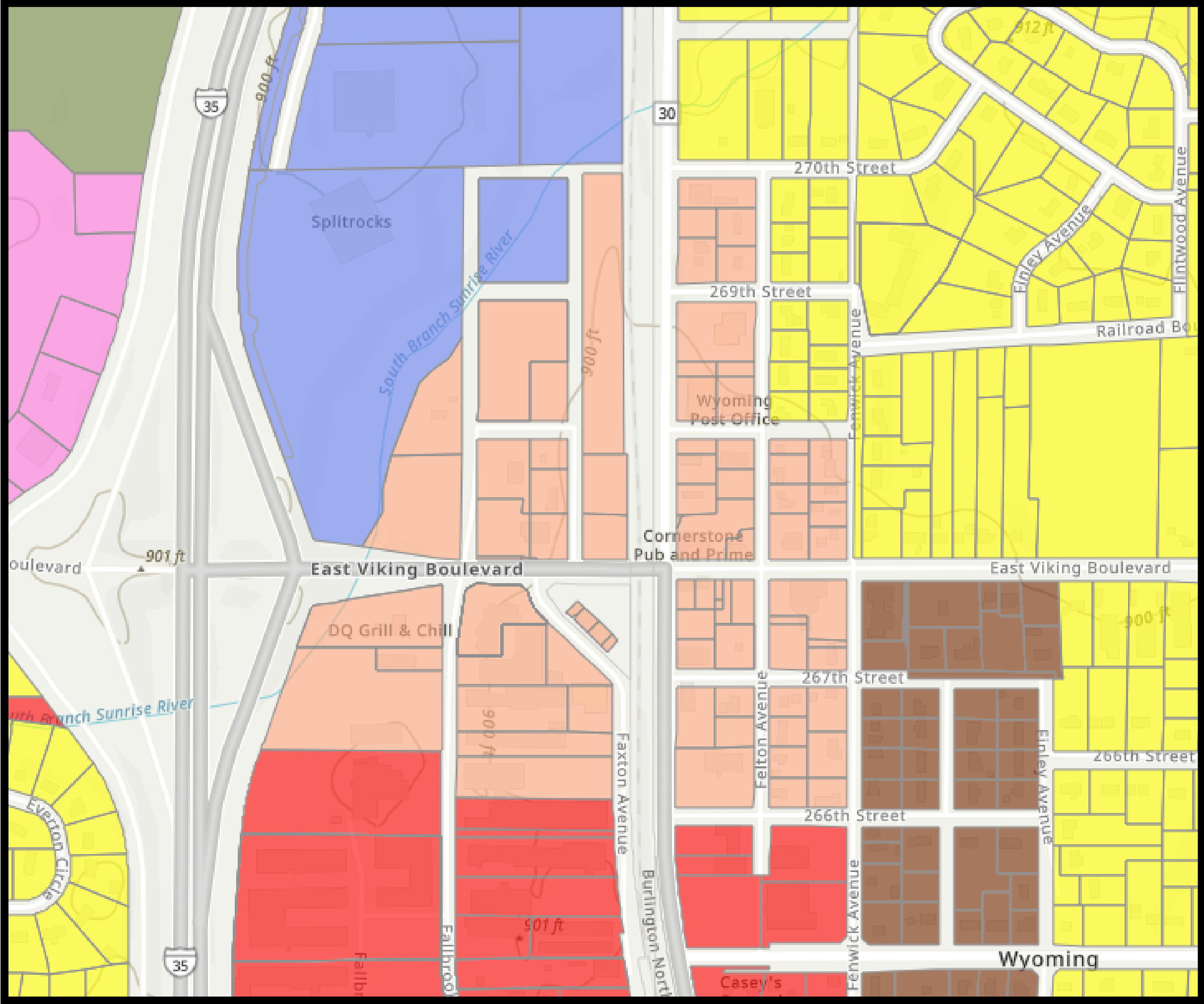
THE CENTRAL BUSINESS DISTRICT IS INTENDED TO SERVE THE PEDESTRIAN
IN A COMPACT CENTRAL AREA OF THE CITY

CURRENT ZONING

- Retail sales, bars, restaurants, offices, daycares, hotels, and motels

Future Rezone	Result	Parcels Affected
C District	Commercial properties are a conforming use	0

DOWNTOWN - E VIKING BLVD & FOREST BLVD



The snapshots above are not all inclusive; there are other properties included, please check the rezone map to confirm your property

COMMERCIAL (C)

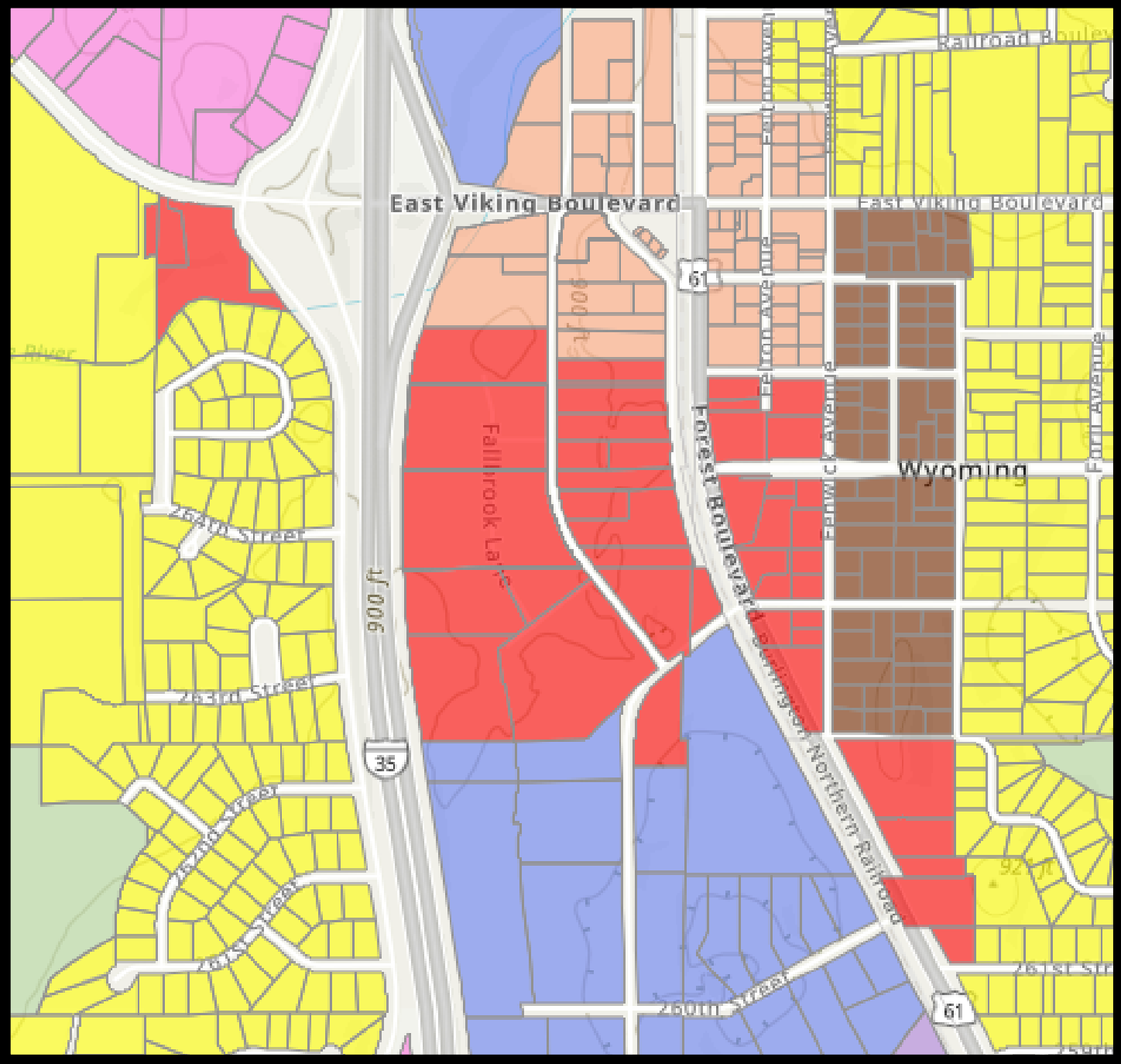
THE COMMERCIAL DISTRICT IS INTENDED TO SERVE THE DEVELOPMENT OF RETAIL AND SERVICE BUSINESS THAT REQUIRES OF AUTOMOBILE TRAFFIC

CURRENT ZONING

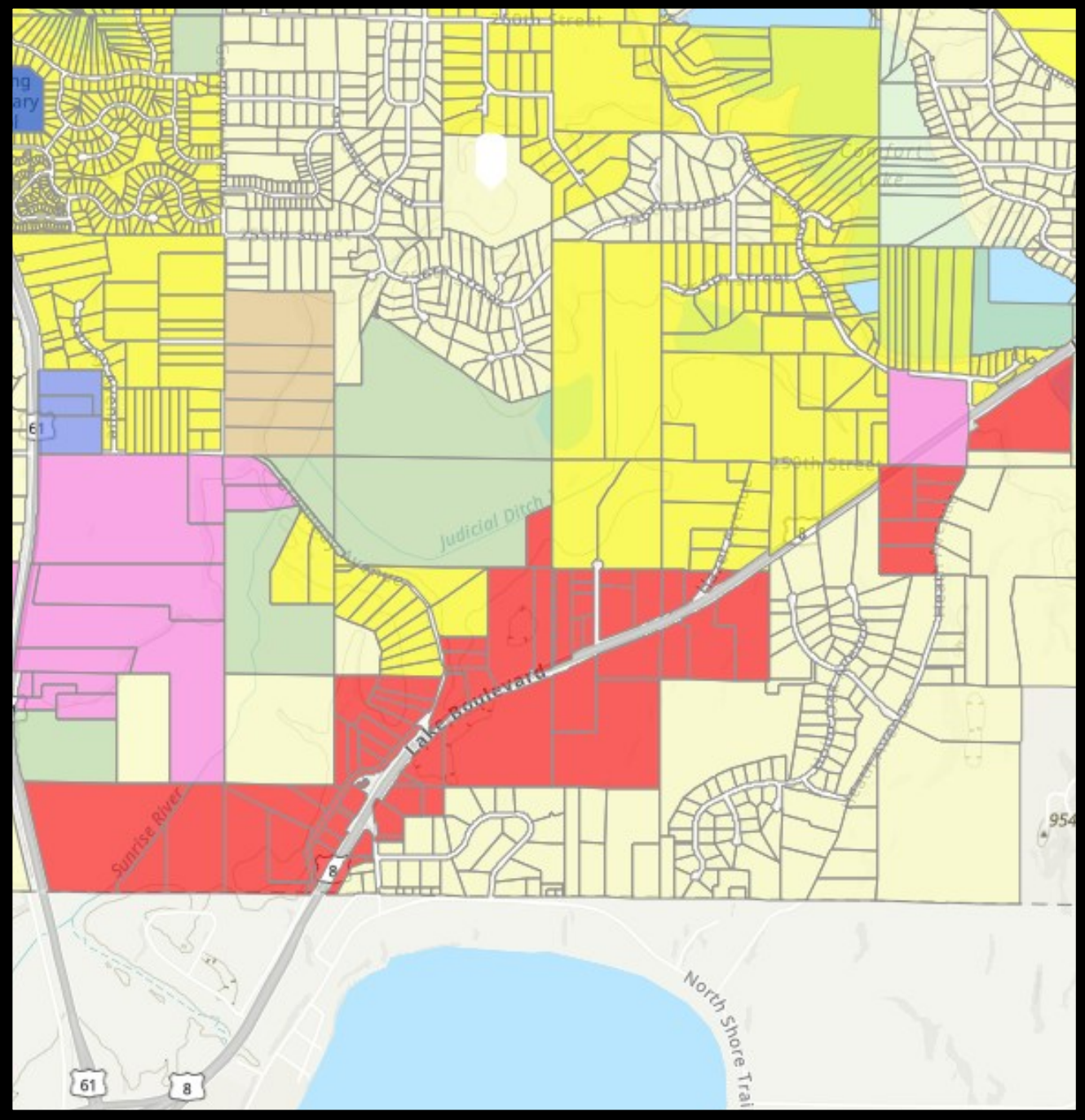
- Retail sales, convenience stores, motor vehicle repair shops, clinic, bars, restaurants, offices, daycares, hotels, and motels

Future Rezone	Result	Parcels Affected
R-3 District	Vacant property - Will need to be built in conformance	1
CB District	Commercial properties are a conforming use	24
MX District	Commercial properties are a conforming use	4
I District	Commercial properties are a conforming use	4

DOWNTOWN - E VIKING BLVD/FOREST BLVD



HIGHWAY 8



The snapshots above are not all inclusive; there are other properties included, please check the rezone map to confirm your property

INDUSTRIAL (I)

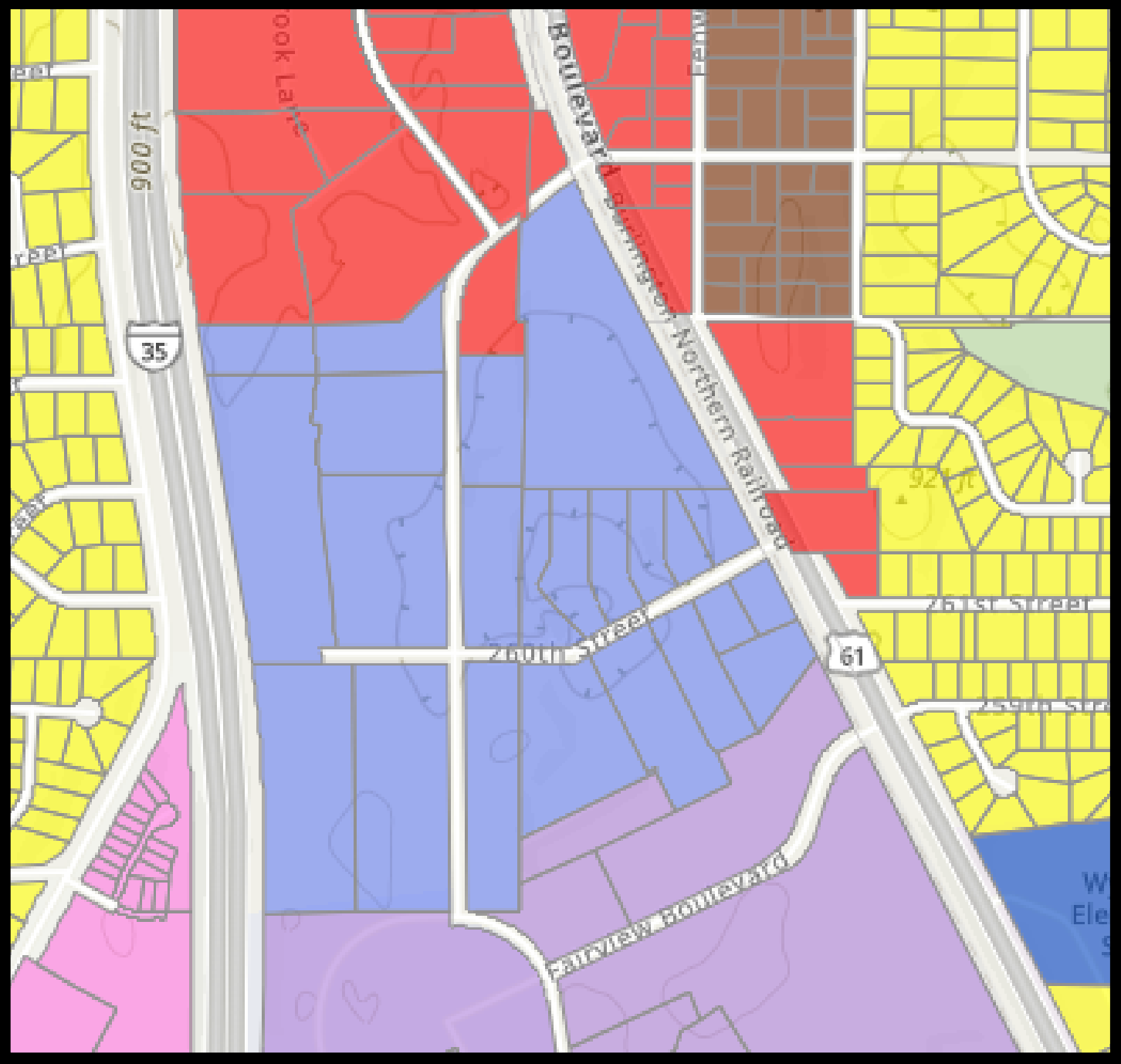
THE INDUSTRIAL DISTRICT IS INTENDED FOR INDUSTRIAL ACTIVITIES;
SEGREGATING THEM TO ENHANCE SAFETY AND MAINTAIN URBAN AESTHETICS

CURRENT ZONING

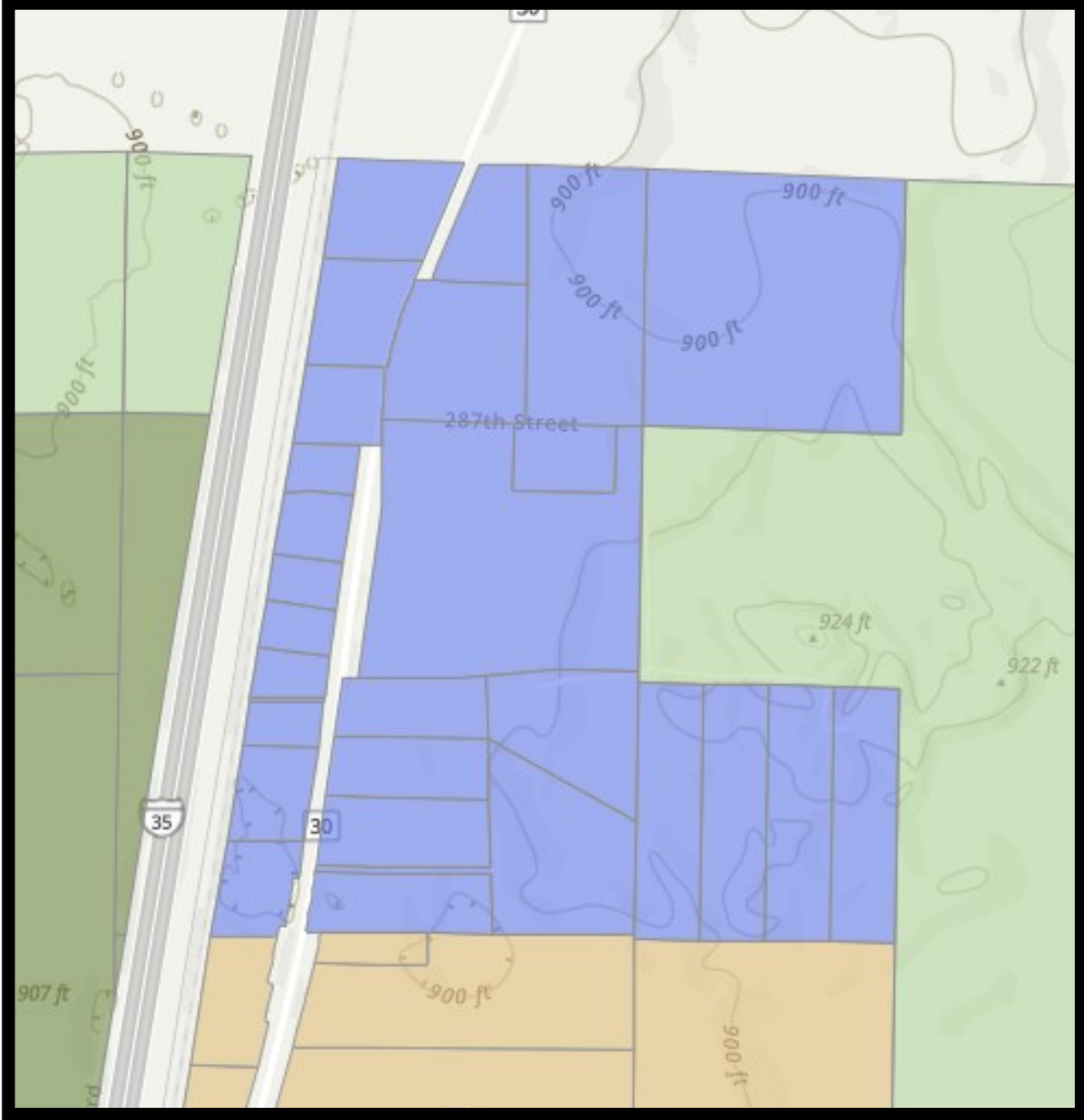
- Manufacturing, warehouses, self-storage facilities, adult businesses, and motor vehicle repair

Future Rezone	Result	Parcels Affected
R-3 District	Industrial uses are a nonconforming use	2
CB District	Industrial uses are a nonconforming use	5
C District	Industrial uses are a nonconforming use	21
OHC District	Industrial uses are a nonconforming use	7

HALLBERG INDUSTRIAL PARK



CITY OF STACY - FOREST BLVD



The snapshots above are not all inclusive; there are other properties included, please check the rezone map to confirm your property