

**APPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
MAY 15, 2025
7:00 PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for May 15, 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, Dan Iverson, Mark Holl, and Chris Ortwerth

ABSENT: Commissioner Katie West

Also Present: City Administrator Robb Linwood and Council Liaison Lisa Iverson

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

Janine Hanson, 25553 West Comfort Drive, explained that she was here to share feedback from herself and many of her neighbors with the Commission. She stated that their home is about 6.5 years old and has a new septic and well, and strongly opposes being rezoned to R-3 with City water and sewer. She explained that they have begun a petition and have almost 40 signatures so far. She explained that she felt the City had not communicated well with those who were being rezoned about what it meant to go from R-1 to R-3. She noted that almost everyone they had spoken with in their neighborhood had no idea that this meant that somewhere down the road, they would be forced onto City water and sewer. She read aloud the language on the petition and reiterated that she was very strongly opposed to the City taking this action.

Charles Rheault, 25453 West Comfort Drive, stated that he had lived there for 50 years and would like to know why the City was rezoning this area.

Chair Lobermeier explained that rezoning was one of the implementation steps for implementing the Comprehensive Plan, which was approved in 2022.

Mr. Rheault stated that from his point of view, he would like to have access to sewer, and has a well and septic system, but felt the City was not following State rules when it came to his septic system. He explained that the State rules are for every 3 years, and Zoning Administrator Weck wanted him to pump his system every year, and they negotiated things so it was now done every other year. He stated that, from his point of view, he would take the sewer.

Nathan Luger, 25331 West Comfort Drive, explained that he was here to get more information on the rezoning and had read through the information on R-1 to R-3 zoning. He stated that it said that R-3 was for lots that had City sewer and water, but did not see anywhere that said it 'had' to happen. He asked if he had to hook up to the City sewer and water, and if so, who would pay for the installation of it, getting to their street. He stated that he would also be impacted by the Highway 8 construction and asked if that meant there would be a difference in his situation versus

others in the area. He stated that he was surprised his neighbors, Chris and Julie, were not at tonight's meeting. He explained that they owned the woods across the street, which was going to be zoned commercial, and believed that they were opposed to that idea, nor did he like it either, and was curious as to why that would be done. He stated that he did not want to live across the street from coffee shops or a strip mall.

Chair Lobermeier clarified that the water and sewer that have been discussed are not imminent, and may never happen. He stated that there was not a utility expansion on the books or within the budget, but it was something that was planned for the long term within the Comprehensive Plan.

Mr. Luger asked if, at that point, the residents would have any say in that.

Chair Lobermeier stated that the Comprehensive Plan was approved by the City Council in 2022, but it can be amended, which is why they were seeking feedback, even though they were in an implementation stage.

Mary Wren, 25421 West Comfort Drive, stated that she was surprised that no notifications were sent out to West Comfort residents. She noted that the City sends out a City newsletter and did not understand why they would not have sent out notifications about rezoning. She stated that she was disappointed that the City was not trying to be more transparent and open because rezoning was kind of a big deal. She stated that she also did not realize that the area across the street was going to be changed to commercial.

APPROVAL OF MINUTES:

- 1. Consider approving the minutes of the "Regular Meeting" of the Wyoming, Minnesota Planning Commission for April 22, 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 APRIL 22, 2025, AS SUBMITTED.

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

SCHEDULED PUBLIC HEARINGS: NONE

NEW BUSINESS

- 2. Sketch Plan D-25-002 – Von Wald Property**
Location: 24981 Field Avenue
Applicant/Owner: Theresa Von Wald
Property ID Number: 21.10646.00

City Administrator Linwood gave a brief overview of the sketch plan for 24981 Field Avenue for property owned by Theresa Von Wald and explained that the applicant was looking for feedback from the City on the overall concept. He explained that it was a 2.3-acre parcel that they would like to split into two lots and reviewed details of the zoning and land use.

Chair Lobermeier stated that he believed that there were at least 2 similar lot splits on Fondant and 250th, and in those cases, the City had also rezoned the property because of lot dimension issues. He stated that he felt that it created a bit of a precedent for the process to follow and noted that the next step would be to wait for the Preliminary Plan details to come to the City.

3. Re-Zoning Open House Feedback Review

Chair Lobermeier stated that he had asked City Administrator Linwood to give a summary about the feedback staff had heard before the Commission talked about what came next.

City Administrator Linwood stated that, as Chair Lobermeier stated earlier, the rezoning efforts are intended to align the City's zoning districts with the 2022 Comprehensive Plan. He stated that the Open House was held to engage with residents and property owners and noted that the City had also collected feedback through comment cards, phone calls, emails, and visits to City Hall. He briefly reviewed the common themes of the feedback the City had received related to concerns about property values/financial impacts; loss of existing or anticipated property rights; perceived lack of benefit and poor fit for location; communication/process concerns; desire to opt out of being treated consistently with neighbors; and specific geographic areas of concern.

Chair Lobermeier expressed his appreciation to Mayor Iverson, City staff, and members of the Planning Commission for their efforts related to the Open House. He felt that it ended up being a very good meeting and felt a lot of good discussion had taken place. He stated that there were a lot of people who needed more information and had questions about why this was being done, and communicated that they did not want it to be done. He explained that was why the City held the Open House because they wanted to create the opportunity for more of a dialogue on this topic. He reiterated that their overall purpose with this was to implement the Comprehensive Plan that was approved in 2022. He asked the Commission to share some of their feedback about what they heard at the Open House.

Commissioner Ortwerth stated that he had spoken with an elderly couple who have lived on 40 acres on Forest Boulevard for quite a while, who shared that they were concerned about a change from agricultural to industrial/commercial zoning. He stated that it also concerned him because they had lived there for years, and now the City was changing a 40-acre parcel, even though he understood the overall purpose of it. He noted that it was currently a family residence and was planning for it to stay a family residence, and had already willed the property to their son. He stated that this change would limit their son from being able to do what he wanted with the property, which he also found frustrating, and explained that he didn't think the City should try to stop people from doing what they had paid for, which was his biggest concern. He stated that outside of that, there were just a lot of people asking questions about the changes, and felt that they tried hard to give them the right answers. He noted that the Commission was also still learning a lot of new information about this situation.

Commissioner Iverson stated that he heard similar concerns from residents who lived in the same area north of Forest Boulevard, who were concerned about rezoning from agricultural to industrial, property values, and what would come to the area.

Commissioner Holl stated that he spoke to around 25 people, and most of them did not have a problem with anything. He noted that there were a few people who didn't like that there would be some rezoning, but he tried to explain to them that it was likely 20-30 years down the road and that nothing would change for now. He stated that he understood that nobody liked new things or when things change, but the City had passed the Comprehensive Plan, which meant the City had to do something.

Chair Lobermeier stated that he had the same kinds of conversations from the same geographic areas, such as West Comfort Lake. He noted that there may be areas beyond those that showed up in the comment cards and asked City Administrator Linwood how many comment cards were turned in.

City Administrator Linwood stated that approximately 24 comment cards were turned in to the City.

Chair Lobermeier stated that he encouraged people to continue to provide written comments to the City about this situation. He stated that as they talk about going forward, this would come back to the Planning Commission, where they would hold a formal Public Hearing, but noted that they were not to that point yet. He stated that following the future Public Hearing, the Commission would have to decide on whether or not to move this forward by making a recommendation to the Council on adopting the proposed rezoning or to consider making changes. He noted that the Public Hearing did not have a scheduled date yet, but stated that it would be announced to the public. He stated that the City and the Commission had tried to do the best they could to get information out to the public and felt it was always good to get feedback because if what they were doing was not enough, they would work to find additional ways to communicate. He stated that the land use map was included in the Comprehensive Plan and was the Planning Commission's best idea of what future Wyoming would like, based on current land uses, transportation corridors, and availability of water and sewer today and in the future. He noted that the Commission would be having discussions about this over the next several meetings and asked them to ponder whether the City had gotten the land use map right or wrong when it was created and what the drivers of future land use would be. He noted that in the past, they had talked about stages of how the City would build out and explained that all of the City would never be served by water and sewer because it was physically impossible. He stated that meant that it was more likely that there would be changes in areas where they could get water and sewer. He stated that he felt that this meant that they needed to revisit the drivers of land use and how they had come up with the land use map in the first place. He noted that they needed to discuss whether the long-term land use was more important than short-term impacts and explained that he would argue that those things needed to be balanced. He reiterated that he felt that at a future meeting, the Commission needed to discuss whether the land use map needed to be revisited. He stated that the proposed rezoning was in response to the land use plan within the approved Comprehensive Plan, which was why he felt they needed to first, go back and take a look at the land use plan before they consider the next step forward. He stated that when Zoning Administrator Weck comes back, he would like to discuss whether there may be transitional zoning tools or overlay zoning that the City could use to mitigate some of the present issues and still accomplish their long-term goals. He reiterated that he felt that there were some things that the Commission could revisit to see if they got it right the last time and, if not, what they could do to get it right this time, but acknowledged that 'getting it right' could be a matter of opinion.

Commissioner Ortwerth stated that he agreed and felt it was a good idea to take a look at the comments that were brought to the City and to take another look at the Comprehensive Plan to determine if that was definitely what the City wanted to do.

Chair Lobermeier stated that these types of decisions were not easy to make, but noted that they want to hear what the public has to say and also move forward in a thoughtful way. He stated that the Commission would take a look at the comments received and review the Comprehensive Plan, especially the land use and zoning sections. He noted that their next meeting was scheduled for May 27, 2025, and believed that they would be able to have a broader discussion at that time when Zoning Administrator Weck was back and also discussing when the formal Public Hearing may be held. He explained that he did not see it happening before the end of June and felt it was more than likely that it would not take place until sometime in July.

Mary Wren, 25421 West Comfort Drive stated that as she was looking at the interactive map, it did not make sense to her because there were streets where 2 houses were being rezoned, but others nearby were not being rezoned. She noted that the particular streets she was looking at were 256th and 260th.

Chair Lobermeier stated that he believed that there were also others and asked City Administrator Linwood to discuss some of the reasons behind that.

City Administrator Linwood stated that when this was sent out, the City had over 3,000 parcels to go through and rezone, but had become aware that there were a few that were not correct. He encouraged people to communicate with City staff about specific parcels or addresses so they could be identified to ensure that the City was giving good information about those parcels.

Janine Hanson, 25553 West Comfort Drive asked if the GIS was correct right now.

City Administrator Linwood stated that they have gone through the GIS and given feedback to the City's engineering consultant and do think that most was correct.

Chair Lobermeier stated that what they found during the Open House was that when it was not correct, it was more than obvious, and shared some examples of what he had seen when clicking on certain areas of the map. He noted that the physical map that they had hung up at the Open House was completely accurate and believed that image was available on the website.

Janine Hanson, 25553 West Comfort Drive noted that they had paid pretty close attention and knew there was a Comprehensive Plan. She stated that, at that time, if the City had notified homeowners that they were on septic and well right now, this plan means you will be on City water eventually, she felt that they would have raised cane at that time. She stated that there were a lot of new homes being built along 255th with private wells and septic systems, which are expensive. She noted that when the City sent out the information, it said R-1 to R-3 but they had to go look in the code to see that meant that they would be on City water and sewer and stated that if they would have put that information up front, they would hear from a lot more people. She noted that on the City website, it stated that this would be implemented in 5 years and that once the City put the pipes in, homeowners would have 5 years to hook up. She explained that they do not ever want to be on the City water and sewer. She stated that the homeowners in the area would not be using their land any differently and felt that the City just wanted to get water to Highway 8, so they are going to force everyone on the way to hook up.

Cassandra Wittner, 7261 Wyoming Trail spoke and stated that she seconded that thought.

Chair Lobermeier clarified that he did not want to misconstrue any kind of timing and explained that there was not a 5-year plan to extend water and sewer in this area. He stated that, right now, there was not a specific plan to do it, beyond the Comprehensive Plan saying, 'if we were to extend sewer and water from where it was currently available, a logical corridor might be along the west side of Comfort Lake'. He stated that was the furthest that the Comprehensive Plan went and assured the residents that nothing was set in stone. He stated that any sewer and water extension in the City would be challenging and expensive, so they would not be done in a cavalier fashion. He stated that having a dialogue with residents about this during the regular Planning Commission meeting wouldn't always fit, and stated that he was open to scheduling another time where they could come together and talk, without it being a formal meeting like this. He stated that he believed others wanted to comment tonight, and asked them to state their name before they spoke and be brief.

Mr. Rheault asked the City to just run sewer to his home.

Loren Osterbauer, 28104 Forest Boulevard, stated he did not think the City was getting this right and noted that he had 10 acres and did not expect to see industrial in the area, and noted that

his property was slated for mixed-use/apartment building as R-6. He stated that this is a very rural area and explained that his brother has 75 acres across the highway. He noted that he felt the City was early on doing this and stated that his 10-year plan was 3 years of alfalfa, 3 years of corn, 2 years of soy beans, and then repeat. He stated that he did not see mixing apartment buildings and industrial into the area anytime soon, and did not see a reason that the City should set the stage for that right now. He asked the City to wait and just leave it agricultural for now.

Marge Strand, SRC, stated that she was a paper person and had not been on the City's website but had picked up 2 maps that she thought were the current and the future rendition, but would like to see a comparison in a paper version. She stated that she did not believe that they had a paper rendition of what the City's future planning was going to be.

Chair Lobermeier explained that the Comprehensive Plan itself has a land use map included on what the land use was going to be in the future.

Ms. Strand asked if it was available in paper form that she could pick up from the City.

City Administrator Linwood stated that it was available in paper form.

Ms. Strand held up the 2 maps she referenced earlier and asked if the future plan was depicted on either map.

Members of the Planning Commission indicated which map Ms. Strand was holding was the current map and which was the future map.

Ms. Strand stated that she had quite a bit of agricultural land and would like the City to sell her on why this change from agricultural to industrial/commercial would be good for her.

Cassandra Wittner, 7261 Wyoming Trail, stated that they are part of the Lent Farm plot, which has been stepped down for 4 and 5 generations. She stated that she felt all the ancestors who date back to the late 1800s are rolling in their graves at the thought of this land being high-density when it was currently pumpkin patches. She explained that she felt this was also premature and believed that the City should revisit this.

Chair Lobermeier stated that this was not a public hearing, but he appreciated people sharing their thoughts and being up front with the Commission about their thoughts. He reiterated that this topic would be on their next agenda.

OLD BUSINESS: NONE

COMMUNICATIONS:

UPDATES:

A MOTION WAS MADE BY COMMISSIONER HOLL, SECONDED BY COMMISSIONER ORTWERTH, TO ADJOURN THE MAY 15, 2025 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:43 PM.

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