

**APPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
APRIL 8, 2025
7:00 PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for April 8, 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

APPROVAL OF MINUTES:

1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for March 25, 2025

A MOTION WAS MADE BY COMMISSIONER ORTWERTH, SECONDED BY COMMISSIONER IVERSON, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR MARCH 25, 2025, AS SUBMITTED.

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

SCHEDULED PUBLIC HEARINGS: NONE

NEW BUSINESS:

2. Comprehensive Plan Implementation – Open House Organization

Zoning Administrator Weck noted that the newsletter would be sent out in the next few days with information on the Open House. He displayed a copy of the new and improved zoning map that did not have all the overlays and wetland information and noted that they had also completed the posters.

Chair Lobermeier suggested that the Commission just flip through this information quickly and share their input and feedback with Zoning Administrator Weck.

There was Consensus of the Commission that they approved of the information in the newsletter and the zoning map changes made by Zoning Administrator Weck.

Chair Lobermeier asked how many non-conforming lots there would be as a result of the Comprehensive Plan implementation.

Zoning Administrator Weck stated that he did have that information but had not included it in this document but noted that it was not as many as they may think.

Commissioner West stated that she had a question about her area related to the ability to put an addition on their home and if they would need a CUP.

Zoning Administrator Weck stated that in R-6, a single-family dwelling was a permitted use, so she would still be conforming but noted that the setbacks may change a bit.

Chair Lobermeier stated that he was glad Commissioner West asked that question because he felt that was the type of question the Commission could anticipate being asked during the Open House.

Commissioner Iverson explained that he had brought a few 'tools' for the Commission to have in their toolbox for the Open House. He explained that it showed the different uses and, by definition, what the permitted uses, conditional uses, interim conditional uses, and accessory uses are. He stated that he felt that this could be used as a guide or 'cheat sheet' using information that was right out of City Code, but it was summarized all in one place.

Zoning Administrator Weck asked for a copy of the proposed cheat sheet.

Commissioner Iverson stated that he had also put together one that had information on the different zoning districts by type, their purpose, and their setbacks. He reiterated that he just felt these cheat sheets were just a tool for the Commission to be able to use if they get questions so they would all be 'singing out of the same book', without having to go through 600 pages of the City Code to find the information.

Chair Lobermeier stated that it may also be something that residents could use as a reference for themselves and noted that sometimes people just come to Open Houses to gather information and could use this tool to answer some of their own questions.

Commissioner Iverson stated that perhaps it could also be available as a handout and asked Zoning Administrator Weck to look it over. He referenced the map and noted that when he sees one like this that has multi-family, single-family, he missed seeing things like the R-1, R-2, R-3, zoning designations.

Zoning Administrator Weck stated that you have to go to the Comprehensive Plan document in order to figure out what they mean and noted that the rural residential one would be tough because it could be R-1 or R-2. He displayed the rezoning page that was on the City website and showed examples of how people could use some of the available features to search for information about their property. He reminded the Commission that he would not be able to attend the Open House, but a representative from WSB, as well as City Administrator Linwood, would be in attendance.

Commissioner Ortwerth asked if they may be able to have a larger screen to display information for elderly residents who may have trouble seeing the smaller screen.

Zoning Administrator Weck explained which screen they would pull out for use during the Open House.

Chair Lobermeier stated that he was impressed with the tools available on line for people to look at their properties.

Commissioner Ortwerth asked if there was a way for the City to do a demo for people to show them how to navigate through the online tool in order to see their property.

Commissioner West asked about a situation where the Commission ended up not agreeing with the proposed rezoning following feedback from the residents.

Zoning Administrator Weck stated that the City could adopt the map with the proposed changes or adopt the map without changes. He explained that for the rezoning from an 'R' use to a commercial use, there would have to be a 4/5 majority vote of the City Council.

Chair Lobermeier noted that the Commission meeting following the Open House was so they could take about what they heard from the residents to see what they wanted to actually do.

Zoning Administrator Weck reminded them that they would still be holding a Public Hearing after the Open House as well.

Commissioner Iverson asked about a situation during the Open House were people wanted to request something. He asked how the Commission as a group should handle it and if they should somehow be logging it.

Zoning Administrator Weck suggested that they get their addresses and find out information about what they like/don't like and what they would rather it be. He reminded the Commission that the City had not made these decisions in a piecemeal way.

Chair Lobermeier suggested that they may want to have comment cards available so people could write down a question and leave it with the City.

Zoning Administrator Weck stated that it would be easy to have comment cards and a drop box available at the Open House.

OLD BUSINESS: NONE

COMMUNICATIONS: NONE

UPDATES:

Zoning Administrator Weck displayed a map and noted that this item may not even come to the Planning Commission, but he wanted to get it on their radar for their feedback related to the existence of daycare locations within the buffer areas for the cannabis ordinance. He noted that at the next Commission meeting, they would be looking at a sketch plan for the golf course.

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER ORTWERTH, TO ADJOURN THE APRIL 8, 2025, "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:23 PM.

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