

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

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for July 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 Mark Holl

ABSENT: Commissioner Chris Ortwerth

Also Present: Fred Weck, Zoning Administrator and Council Liaison Lisa Iverson

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

Chair Lobermeier announced that there was a document left on the dais earlier this evening, but explained that the item was not on tonight's agenda, so they were not prepared to discuss it. He explained that tonight's agenda item was not a public hearing, so there would not be an opportunity for dialogue back and forth between the audience and the Commission outside of the Open Forum portion of the meeting.

Laura Hochhalter, 28610 Forest Boulevard, asked if the Commission would be discussing parcels for Industrial zoning.

Chair Lobermeier explained that the Commission would not be discussing rezoning tonight, because following the feedback they received at the recent Open House, they have gone back to revisit the Comprehensive Plan, which had been adopted in December of 2022. He stated that they are planning to go back and take a look to see if something may have been missed in the previous process, and after they do that, they will take a look at the zoning to see if any adjustments would need to be made.

APPROVAL OF MINUTES:

- 1. Consider approving the minutes of the "Regular Meeting" of the Wyoming, Minnesota Planning Commission for June 24, 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 JUNE 24, 2025, AS SUBMITTED.

Voting Aye: West, Holl, Iverson, and Lobermeier

Voting Nay: None
Abstain: None
Absent: Ortwerth

SCHEDULED PUBLIC HEARINGS: NONE

NEW BUSINESS: NONE

OLD BUSINESS:

2. Comprehensive Plan Rezone Discussion

Zoning Administrator Weck noted the email that had been submitted earlier today, and where the properties were located who had signed the petition that had been submitted.

Chair Lobermeier suggested that they display the GIS map for the location they were discussing and noted that in their last meeting, they talked about the desire to revisit the northwest part of the City from the Wyoming/Stacy border down to the residential development. He noted that this area was identified in the Comprehensive Plan as Industrial and General Business. He explained that when people hear the word 'industrial', they think heavy manufacturing, such as crushing concrete, but what could be seen in an Industrial or General Business would be things such as light manufacturing, office, or research and development. He stated that at the previous meeting, Commissioner Iverson had pointed out that, at some point, the City had this area designated as Mixed Use, which is a bit different from Industrial and General Business, because in addition to the various business uses, it also has residential as an allowable use. He explained that when they looked more closely at this by reviewing past meeting minutes, they found that the Commission felt that the City, overall, could utilize a greater amount of Industrial or Industrial and General Business in the future because it had good transportation access and could potentially be served with water or sewer a bit more easily than in other parts of the City, which was why they made the change from Mixed Use to Industrial and General Business. He stated that the City had held an Open House to discuss this on April 29, 2025, where questions were raised about whether this was the right thing to do. He noted that tonight's discussion was about considering an amendment to the Comprehensive Plan and stated that in the Land Use chapter, there were 4 areas that the City decided would be Mixed Use, and this area was one of them. He stated that if the City decided not to change the land use map, then they would need to take out the line that referred to this area as Mixed Use, which he believed could be done as an administrative change that would not require a Public Hearing. He stated that what he had determined based on their past discussions was that the Commission was not interested in moving forward with just a text amendment and was interested in looking at the overall land use in the area, and suggested that is where they start their discussions.

Commissioner Iverson stated that, based on the feedback from residents in the area, they would have a home where they loved the rural feel, but changing the zoning to Industrial meant that their home would become a legal non-conforming home. He stated that in looking more deeply at the Comprehensive Plan, he noticed that, at one time, this area had been designated as Mixed Use, which meant that having a home would still be conforming. He explained that he would like to see the Comprehensive Plan designate this area as Mixed Use.

Commissioner Holl stated that he felt that the best thing for the City would be for this area to be designated as Industrial and noted that he did not think there was going to be a gravel pit. He stated that he understood the idea that residents wanted to have Mixed Use to have some control over their property. He referenced what was happening on his property related to the Highway 8

project, where some of his large oak trees were being removed. He explained that he had been told by one of the State representatives that this work was being done for the greater good. He reiterated that the City needed to have Industrial uses because it would create more revenue and could help the City have better roads, which homes do not do, but noted that he understood Commissioner Iverson's thoughts on Mixed Use. He stated that he could vote in favor of Mixed Use, but felt Industrial would be the best use of this area of the City.

Commissioner West stated that she was leaning more towards Mixed Use because the whole point of rezoning and doing a Comprehensive Plan was making sure that the City had conforming properties. She stated that she felt there were Industrial uses spread throughout the City in appropriate spaces. She noted that designating this as Mixed Use would allow the residents to keep their homes as conforming uses, while also potentially drawing in some business uses.

Commissioner Holl asked what would happen in a scenario where the City designated it as Mixed Use and someone came and wanted to buy it all, if that meant that they would not be able to have an Industrial use.

Zoning Administrator Weck stated that they would have to rezone the property to Industrial if that was what they wanted.

Chair Lobermeier stated that many times people think that nothing can happen, but with the zoning, the City has not changed the use. He stated that the non-conforming piece gets back to the point of whether people could add onto their homes or not, because it was non-conforming. He noted that he felt that was the most limiting 'near-term' factor.

Commissioner West stated that in the scenario described by Commissioner Holl, where a company came in and purchased everything, they would have the opportunity to rezone the land. She stated that making this Industrial meant that all these homes would be coming before the Commission anytime they wanted to construct a pole barn or a deck, which seems like a lot of work and a challenge for residents to navigate through that process and not be able to just get a permit from the City for the work and explained that her concern was about the City limiting the residents ability to modify their property without having to do a lot of work to be able to get there.

Chair Lobermeier asked about non-conformities and stated that the City Code was pretty clear. He asked if there was any latitude within the State Statute or how the Code works that would allow for some flexibility in a case like that.

Zoning Administrator Weck stated that the Code says that non-conformities cannot expand, so putting on an addition or adding more buildings would be an expansion. He explained that to do either of those things in this scenario would require a variance.

Chair Lobermeier asked if granting these types of variances would be a slippery slope for the City.

Zoning Administrator Weck stated that he did not believe it would be.

Chair Lobermeier stated that he was in the same camp as Commissioner Holl and stated that, right now, the City's Industrial uses are right downtown. He stated that between County Road 30 and 35W, there are some tight properties. He noted that he realized that there were some very nice homes in the area, but reminded the Commission that the Comprehensive Plan was not thinking 10 years down the road and would be much longer before anything happened. He explained that he was trying to find a balance between putting what will likely want to develop in this area in the future between the mining operation, the freeway, and County Road 30. He stated that while it was true that they would be creating non-conformities, there were still opportunities through a variance process for the residents. He stated that the Commission had not had a chance to digest the information shared just before the meeting, but reminded them that other properties may have an interest in Industrial zoning. He stated that it was not uncommon for

projects to come in and ask for rezoning.

Commissioner Iverson referenced the example of a big entity coming in and buying up the property. He asked how complex the rezoning process would be in that situation if that entity wanted it for Industrial use, but it was not currently zoned that way.

Zoning Administrator Weck explained that the issue would become the possibility of an industrial entity knowing that this land may be able to be rezoned for Industrial use.

Commissioner West stated that if this area were zoned Mixed Use, she felt that it could make this attractive to companies.

Zoning Administrator Weck explained that the intent of having a Comprehensive Plan was to guide areas of the City for what future uses could be.

Chair Lobermeier stated that for Industrial or General Business use, it would most likely be someone who wanted to purchase multiple properties to put them together. He referenced property on 273rd near Split rocks and explained that there were 2 parcels that were developed with a nice office/warehouse type building now. He stated that type of use was something that could go onto these parcels under Industrial or General Business use, and also be a very good neighbor. He referenced the cell tower facility, which would also be a quiet use, and explained that there can be mixed uses in the area, whether it was designated as Mixed Use or was Industrial/General Business. He stated that he felt they had slipped into the habit of calling it Industrial and had missed what other things could go in as part of General Business.

Commissioner West stated that she sees this as a situation where they will need more than just a 2-acre parcel and questioned how many people in the area would be willing to sell their properties. She stated that when she thinks about Mixed Use versus Industrial, there will need to be more than just 2 or 5 acres available for those uses.

Chair Lobermeier noted that everything in Mixed Use was a conditional use and also had a broad spectrum of what uses could potentially go there, which is why they weren't listed, because it was dependent on what the development wanted to be. He listed off examples of what would be allowable with Industrial uses and noted that not all of them were large uses that required a large parcel of land. He stated that Zoning Administrator Weck had made a good point about the City trying to promote the fact that Wyoming was open for business and had a desire for that kind of tax base and to be able to have jobs for people who live in the City. He noted that, as this develops, that will also be what will get the utilities extended, and stated that nothing will change in this area if utilities don't get extended.

Commissioner Iverson asked if some of the Industrial uses that Chair Lobermeier had listed off could also be Mixed Use.

Chair Lobermeier stated that some of them could also be Mixed Use.

Commissioner Iverson stated that if this were zoned Mixed Use, it wouldn't be like the City was excluding some of the options. He stated that at the beginning of the Comprehensive Plan, they talked about what they wanted the City to be, which was balancing growth and maintaining the rural sense of a small-town community. He stated that he liked the industrial use right next to SRC and would like to see the next industrial revolution in the City happen in that location, and maybe in 50 years it will also happen in the northern area as well. He stated that he would like to see this changed to Mixed Use because there is flexibility within that designation.

Commissioner Holl explained that he felt the City was going to be like Hugo in 20 years. He stated that development was coming whether they liked it or not, and none of them would be able to stop it. He reiterated that he felt Industrial would still be the best designation for this area, especially between the freeway and 61.

Chair Lobermeier stated that he thinks the overall mindset of the Commission may be for Mixed Use rather than Industrial on the land use map. He stated that he felt Commissioner Iverson made a good point that within Mixed Use, they could still potentially see several uses that were identified under Industrial zoning still go there, and they wouldn't create any non-conformities.

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER WEST, TO DIRECT STAFF TO TAKE THE NECESSARY ACTIONS FOR A RECOMMENDATION OF APPROVAL TO CHANGE THE COMPREHENSIVE PLAN LAND USE MAP, FOR THE AREA DISCUSSED, FROM INDUSTRIAL TO MIXED USE.

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

Zoning Administrator Weck stated that this action would require holding a public hearing and described possible scenarios for moving forward.

COMMUNICATIONS:

Zoning Administrator Weck reviewed potential agenda items for the next meeting.

UPDATES:

The Letson Fence Variance was approved with the inclusion of the Planning Commission's additional condition, and the CUP and Preliminary Plat of the Pointe at Carlos Avery were also approved.

A MOTION WAS MADE BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER HOLL, TO ADJOURN THE JULY 8, 2025 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:36 PM.

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