

**APPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
MAY 27, 2025
7:00 PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for May 27, 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: Fred Weck, Zoning Administrator, and Mayor Lisa Iverson

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

Lyle Koski, 5662 287th Street, explained that he has a 16-acre plot which he had divided into 5 acres a few years ago on the north end of the City and noted that he has another 11 acres just to the south, which he also planned to divide, and asked about the timing of the proposed rezoning changes the City was considering.

Chair Lobermeier explained that the timing was somewhat fluid and noted that they had held the public open house to gather input from residents, with the hope of moving forward with the best rezoning decision by this summer. He stated that when they are ready to move forward with the rezoning decision, there would be a public hearing scheduled as part of this proposed action.

Zoning Administrator Weck explained that the City had been looking at Mr. Koski's property as being Industrial, and if he wanted to subdivide it, he would need to do that according to the Zoning Ordinance and how it was planned.

Marge Strand, SRC, stated that what was displayed had a different coloration than what they saw last week.

Zoning Administrator Weck explained that it was the same map, but explained that he had asked WSB to remove the green space areas, so they would only see zoning, and stressed that the designations should all be the same as last week.

Ms. Strand stated that last week, she was under the impression that part of her farm was going to be zoned commercial/industrial, but now it looks like it would be multi-family and single-family residential.

Zoning Administrator Weck noted that he believed Ms. Strand's property was always intended to be residential or multi-family.

Mr. Strand noted that she needed to talk to the City about her 45 acres that are located on the west side of SRC because she didn't know how the City planned to have access to that if it were

zoned commercial/industrial.

Zoning Administrator Weck noted that if the parcel was currently landlocked, the zoning change would not change the fact that it was landlocked. He stated that, however, Ms. Strand decided to develop the land would need to have street access and reiterated that the zoning would not make a difference.

Ms. Strand stated that it would be easier for her to take property that was zoned residential and make it commercial/industrial than to do it the other way.

Zoning Administrator Weck explained that it would not be more difficult if it was still vacant land. He noted that for the City to rezone a parcel from residential to industrial, it would require a 4/5 majority vote of the City Council, but only takes a simple majority for property to go from industrial to residential.

Ms. Strand asked how this would impact her taxes.

Zoning Administrator Weck explained that taxes depend on use and have nothing to do with zoning.

Mark Banta, 24521 Forest Boulevard, Forest Lake, stated that he was glad the City had held the Open House because he had been able to read through things and get some information. He asked for an explanation of housing with onsite wastewater systems.

Zoning Administrator Weck explained that it would be a home with a well and septic, like he already has.

Mr. Banta asked if he would be able to talk to the City Council about this issue before they vote on it.

Chair Lobermeier explained the process for all rezoning applications, which was to come to the Planning Commission for a public hearing and then make a recommendation to the City Council, who were the ones who would ultimately vote on the request.

Mr. Banta stated that he was currently zoned agriculture, which is how he uses the property, and would like to see it come to the family. He noted that the only property marked as continuing with agriculture was the Osterbauer property and explained that Wyoming is a rural community, which means agriculture is very important. He stated that in school, he was part of Future Farmers of America (FFA), and they were committed to providing the right resources, such as planting trees, wildlife, and doing what they could to improve the property naturally, but still feed wildlife and people. He stated that the millions of dollars that were put into the wetland area was a positive thing for the community and have brought in a lot of wildlife, such as trumpeter swans. He stated that the City was looking at making this area mixed use, and in reading through the information, he had been blown away by how poorly this would fit into the picture for this area. He asked what he could do, as a resident, to work to keep this agricultural.

Chair Lobermeier explained that Mr. Banta could continue to use the property for agricultural and could be done, even if it were sold to his family. He stated that nothing in this proposed rezoning would prevent Mr. Banta or his family from using the property the way they use it today.

Mr. Banta suggested that the City rezone at the time the infrastructure, builders, and developers are there, rather than making decisions like this that people may not know about.

Chair Lobermeier assured Mr. Banta that the City was purposely not moving too quickly on this item, even though the Comprehensive Plan guidance had been approved in 2022. He explained that many problems could arise if the City were to do this on a parcel-by-parcel basis, as suggested by Mr. Banta, if someone comes in wanting a certain use in an area that may be incompatible with the neighboring land uses. He noted that there can be problems doing it in both

a comprehensive, larger-scale way as well as on a parcel-by-parcel basis. He explained that decisions need to be made for use based on what is in the Zoning Ordinance and not because they do or do not like something.

Mr. Banta suggested that the City make sure to take into account the City parks and trails, especially in the area he was referring to, because people want to be able to look and see wildlife and nature, and not buildings or lights. He asked the Commission to step into his shoes when they are making this type of decision and try to look at the whole community, and explained that he felt it would be a disservice to the community to rush this, and encouraged them to take their time. He stated that he felt it was a disservice to the residents for the City not to individually inform everyone who this may affect by sending them a letter.

Chair Lobermeier noted that everyone serving on the Commission was also a resident of the City, and when they make recommendations and decisions, they do it with the property owners in mind. He offered to discuss this in greater detail with Mr. Banta following the meeting, but explained that the Commission had a meeting agenda they needed to get to.

APPROVAL OF MINUTES:

- 1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for May 15, 2025**

A MOTION WAS MADE BY COMMISSIONER HOLL, SECONDED BY COMMISSIONER ORTWERTH, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR MAY 15, 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>Wes</i>

SCHEDULED PUBLIC HEARINGS: NONE

NEW BUSINESS: NONE

OLD BUSINESS:

- 2. Re-Zoning Open House Feedback Review**

Chair Lobermeier expressed his appreciation to Zoning Administrator Weck for the maps because he felt that they had been helpful for everyone. He stated that one of the questions he had asked at the last meeting was whether the City had gotten the map wrong or if they still felt comfortable with it. He read aloud from page 19 of the land use plan: *The Land Use Plan should not be construed as a final blueprint for specific site development, nor as a prospective zoning map. The identification of preferred land uses does not imply that rezoning a specific area is immediately appropriate. While the zoning and subdivision ordinances must be consistent with this plan, the rezoning process is separate from the planning process and must consider the timing of zoning decision, availability of similar land, and the impact of the rezoning decision on other City objectives and policies.* He noted that this was a bit of what they talked about the last time, in asking the question whether the map looked right for the future, and if it was still how they saw the City, and if so, whether the zoning they were considering was correct, and if the timing was

correct.

Commissioner Iverson stated that he understood that this had been done with a lot of thought and consideration over a period of time, but with the feedback they received from the Open House, he questioned what the right ratio of the different land uses was. He noted that industrial use grows quite a bit from the current zoning to this amended zoning and stated that he felt it made sense along the corridor, but for looking at the future vision of the City and the Comprehensive Plan where it talked about keeping rural character, he questioned what the correct ratio would be for that. He stated that he understands that the Comprehensive Plan would not change things immediately and was planning for years from now, but asked if that was 10 years or 20 years, or if it was a generational kind of thing.

Chair Lobermeier referenced the sanitary sewer map and noted that within the Land Use chapter, there is a section that talks about the urban service area, and the interim piece was for about a 20-year time horizon.

Zoning Administrator Weck indicated the depiction of the interim and the existing service areas.

Chair Lobermeier noted that the interim areas were west of the freeway, which can be fairly easily served, but some of it was pretty wet. He stated that, going north, part of their discussion was that it would be fairly easy to get water and sewer up there.

Commissioner Holl stated that he agreed with much of what Commissioner Iverson shared and noted that the City needed to have some industry because it helped pay the bills, and agreed that the City cannot just do spot zoning. He stated that overall, he felt the plan was really good, but they could make a few tweaks here and there. He noted that he had spoken with the septic and sewer people in Chisago County because most of the pushback he heard from the Open House was from the Comfort Lake area. He shared some of the information he learned about sewers and septic systems and noted that he felt it was a good idea to run the sewer line through the area proposed. He stated that he understood the concerns raised by Mr. Banta about wanting to keep using this as farmland, but they can do that if it is kept in the family, and noted that this was for the good of the many and not the good of the few. He stated that people had been notified and believed that there were only about 1/10th of 1% of the residents complaining and reiterated that while this plan was not perfect, he felt the City was doing a good job by moving this forward.

Commissioner Ortwerth stated that he was the newest commission member, so he may not understand all the details. He noted that when Glen Humble came up to him at the Open House, who owned 40 acres on the northside of town and had already willed that to his family and would not be rezoned to industrial/commercial, he was concerned that his family takes the property, it is rezoned, and now Mr. Humble cannot change the house on the property. He stated that his understanding was that Mr. Humble could not build something new with a different footprint.

Zoning Administrator Weck explained that to expand the use, Mr. Humble would need a variance, but if he wanted to remodel and maintain it, he could do that, if it was on the same footprint.

Commissioner Ortwerth explained that he had a problem with the City telling landowners that they cannot do something on their property. He asked if there was already sewer out on the south side of Highway 8.

Zoning Administrator Weck explained that there was nothing on Highway 8 and pointed out the closest sewer location near Johnson Lane.

Chair Lobermeier referenced the sewer plan and explained that the yellow in the legend indicates how much more of the City would someday have sewer service, but noted that it also includes the lake and areas of wetland, and was intended to illustrate the general areas. He noted that there was also a lot of cross-hatched area that they know will never have sewer service, but there

are possible ways to get sewer service to other portions of the City. He noted that some of the feedback from people has been that the City was going to rezone them and require them to hook up to sewer, but the reality is that sewer may never go anywhere near these properties which was why he felt it was important to get more information out to the residents because they are not looking at all the information, which has resulted in many misperceptions about what this action would mean. He stated that, as Zoning Administrator Weck stated earlier, just because the City rezoned a parcel to industrial, that would not prevent someone from coming back and asking the City to rezone it to something else in the future. He stated that even if the City rezones these parcels, they would not be making the property owners do anything different on their properties.

Commissioner Holl stated that this was a good plan that had a lot of work go into it and explained that the City needed to put some uniformity on the spot zoning.

Chair Lobermeier referenced a past apartment project that the developer had tried to shoehorn by Heims Lake. He stated that they want to be able to use the tools in the City's toolbox to ensure that the use is consistent with the Comprehensive Plan and the zoning, but noted that the City has to put some guardrails in place to ensure it happens consistent with other properties in the community and how it can be served with utilities and transportation. He stated that when he considers whether the City has gotten the zoning map correct, his overall sense is that they have gotten it 'mostly' correct but they need to find a way to explain to residents that if they are being rezoned to something that they don't like the things that they can still do with their property. He referenced the concerns raised by Mr. Koski and asked what would happen if he started his subdivision process now.

Zoning Administrator Weck stated that where people start the process is where they would end up, so he could go ahead and subdivide now.

Chair Lobermeier asked if there may be other transitional tools that would be more of a bridge to the thought that, for example, the City thinks this area would be industrial in the future, but they didn't want to rezone it that way right now, other than with just the land use plan. He reiterated that he felt the zoning map that has been put together is pretty close, but there may be areas where they should consider making a few adjustments.

Zoning Administrator Weck stated that he appreciated the ownership concerns that have been raised, but the City needed to look at the City and not just individual parcels, and make determinations based on who did or did not complain. He stated that they need to look at the reasons why the map is the way it is today and make an overall determination.

Commissioner Iverson stated that he was curious about the demand for industrial property in the City because there are properties that have been vacant for a long time.

Zoning Administrator Weck explained that the issue wasn't necessarily that the property was vacant, but that it was not big enough for what people were looking for.

Chair Lobermeier referenced the area of Stacy behind the ballfields, where there used to be nothing, and now there is an industrial park.

Commissioner Iverson stated that if the City opened up this acreage for industrial use with the thought that it would be used in that manner in the future, but questioned whether it would be used that way.

Chair Lobermeier stated that he understood those concerns and acknowledged that the City did not have a crystal ball. He suggested that it may be a good idea to have a joint meeting with the EDA to discuss some of these things.

Zoning Administrator Weck noted that many of the people interested in industrial parcels are looking for ones that are located on the transportation corridors.

Commissioner Holl shared an example when he served on the board in Chisago of interest from St. Thomas for a satellite campus, but they weren't ready, so St. Thomas found another location. He stressed that he thought it was important for the City to be ready.

Chair Lobermeier suggested that at the next meeting, they take some time to discuss what is working, what they still don't know about how things come together, and ways to communicate information to people so that this would not lock them into having to do certain things with their property. He stated that if the Commission feels strongly about any particular parcels or areas of the City, they should bring information to the next meeting and discuss them. He noted that his goal would be for the Commission to be able to move forward, even if they don't agree on every parcel, and get to the point where they generally agreed that the land use plan and zoning map were good. He suggested that before the next meeting, the Commission take some time to review the utilities section of the land use plan.

Mayor Iverson stated that a big issue with this was people not understanding that they can still do what they were already doing on their land, generation to generation, even if it was rezoned, and questioned how they can communicate that to residents. She stated that she planned to work with City Administrator Linwood a bit on some of these communication pieces because if the City doesn't hit this misperception head-on, it will just continue to grow and spread, even though it isn't accurate.

Chair Lobermeier stated that in addition to hearing concerns from people about being able to continue the current activity on their land, he had also heard from people who felt this rezoning would be good for them because it gave them the option of selling their land for commercial use.

Commissioner Ortwerth stated that he felt the conversation the Commission had tonight had helped him get a better understanding of everything and what this rezoning would mean. He noted that it helped clarify that people would have tools to use and the City was not just making the change and forcing people to do certain things with their property.

Zoning Administrator Weck explained that nothing was permanent either because the map can change as they learn things or situations change.

Commissioner Iverson asked if the City rezoned a parcel for industrial use, and it bordered residential property, whether there would be buffering requirements in that situation.

Zoning Administrator Weck gave an overview of the screening and buffering requirements and noted that part of the zoning map was for a transitional area, and the industrial uses were to be with the multi-family and commercial areas before they get to the single-family areas.

COMMUNICATIONS:

Zoning Administrator Weck noted that there are a few things already on the agenda for June 10, 2025, and expected one of the items may bring a full house.

Chair Lobermeier stated that he may need to manage the Open Forum portion of the meeting a bit better.

UPDATES:

A MOTION WAS MADE BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER HOLL, TO ADJOURN THE MAY 27, 2025 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 8:03 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>Wes</i>