

**APPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
JUNE 24, 2025
7:00 PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for June 24, 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, Lori Johnson, WSB, and Mayor 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 June 10, 2025

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER ORTWERTH, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR JUNE 10, 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:

2. **Variance: V-25-002 Fence Height**
Location: 26744 Halite Court
Applicant: Kevin and Michelle Letson
Property ID Number: 21-10328.00

Lori Johnson, WSB, explained that she was here filling in for City Planner Lindquist. She explained that the property owners had installed a fence without obtaining the proper permit from the City. She stated that the fence was 6 feet tall and located within the non-buildable setback area, and the applicants were requesting a variance for its height. She shared details of the neighborhood, the location of the fence, and noted that staff was recommending approval of the

variance request.

Zoning Administrator Weck pointed out the location of the easement in comparison with the property line.

Chair Lobermeier asked whose easement this was.

Zoning Administrator Weck explained that the driveway easement was for everyone along the roadway.

Chair Lobermeier asked if any of the street was public.

Zoning Administrator Weck stated that this street was not public and explained that about 20 years ago, the County assigned a street name to any private driveway that had 3 or more homes on it for the 911 system.

Commissioner Iverson asked if there was a setback requirement for the fence's proximity to the private driveway. He noted that 33 feet would be the normal right-of-way, and 40 feet for the front yard setback.

Commissioner West asked how wide the private driveway was.

Zoning Administrator Weck stated that the driveway is about 15-20 feet wide, but the easement from the center line is 33 feet.

Zoning Administrator Weck stated that there was no setback requirement because it was not right-of-way and was an easement.

Keith Letson, 26744 Halite Court, explained that the front of his yard is angled and noted that this came about because of a dog incident and also differences of opinion between him and a neighbor. He stated that the fence was thrown up in haste and he did not come in and check the actual height restrictions with the City, but felt that because of the uniqueness of the area, he did not feel the height of his fence would cause any problems and would like to be able to keep it at the current height.

Chair Lobermeier asked if the driveway used to come in through the south.

Mr. Letson explained that the driveway used to come in and had a big circle, but noted that it was gone before he moved onto the property, and described how he currently accessed his property.

Commissioner Ortwerth asked how close the fence was to public utilities and asked if they needed access, if it would be a situation where the utility company would need to tear up the fence in order to access their lines.

Mr. Letson stated that Excel and the low-voltage Wi-Fi were both located outside of his property.

Zoning Administrator Weck explained that the City allowed fences in the utility and drainage easements, with the understanding that if there was a need to get at them, the fence would have to come down at the owner's expense.

MOTION BY COMMISSIONER HOLL, SECONDED BY COMMISSIONER IVERSON, TO OPEN THE PUBLIC HEARING AT 7:13 P.M.

<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>

Bryan Murdoch, Halite Court, stated that this road used to go by the farmhouse they live in and to an old barn. He stated that he understood that this was a unique situation and wanted to offer a few comments for their consideration. He noted that the fence was so tight to the road that delivery trucks had to back up to get turned around and explained that when Mr. Letson put the fence in, it had forced everyone into his yard to back up and turn around. He stated that they have had trailer damage from vehicles backing up and stated that this fence has complicated things, and noted that if he put in a fence similar to what Mr. Letson had done, it would end up being a tunnel and nobody could turn around. He stated that another issue with this would be the views because they had wide open spaces, and now you walk out and cannot see to the west. He stated that the fence is built over the top of the utility corridor and thinks that it may complicate things if the cable companies had to run a new line, and noted that the gas line goes under a section of this fencing towards the west. He stated that if the City allows fences this close to the road, in the easement area, nobody will be able to back up or turn around. He explained that he felt the fence should be located outside of the easement area because it would give drivers options on both sides of the road to turn around.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER ORTWERTH, TO CLOSE THE PUBLIC HEARING AT 7:16 P.M.

<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>

Commissioner West explained that she understood the frustration of having the fence located within the easement and butted up to the road which forced people to turn around on Mr. Murdock's property.

Chair Lobermeier stated that this is a case where the ordinance did not really apply to and they were talking about a variance for something that doesn't exist in the ordinance. He noted that the variance request is for the fence height, but what they have heard was more about the location of the fence and not just the height.

Zoning Administrator Weck explained that it doesn't occur anywhere along the easement corridor and acknowledged that the variance request before the Commission tonight was related to the fence height.

Commissioner Holl noted that most of the driveway was located on Mr. Letson's property and stated that if it were him, he might kick the driveway further over to Mr. Murdoch's property. He stated that there was enough room to widen things and realized that this was not a perfect situation, but people have the right to put up a fence, and would support Mr. Letson's request.

Commissioner Iverson stated that the access issue was more concerning for him than the fence height. He stated that the proximity of the fence to the driveway of 3 feet seemed a bit close to him because it was used by more than one person. He noted that if it were only his driveway and putting a fence 3 feet from the driveway ended up causing problems, that would be on him, but noted that this was a shared driveway, so its proximity was concerning for him.

Commissioner Ortwerth asked that if the Commission recommended approval of the variance, what would happen going forward for other residents who decide to put up a 6-foot-tall fence.

Zoning Administrator Weck reminded the Commission that every situation was unique and noted that the City had granted 6-foot-tall fences before and shared examples throughout the City that had received similar variances.

Commissioner West stated that the Commission was only supposed to discuss the height of the fence and not the location.

Chair Lobermeier explained that the request was for a variance related to the height of the fencing.

Zoning Administrator Weck clarified that the fence was located on Mr. Letson's property within an easement.

Chair Lobermeier stated that the Commissioner understood the question was about the fence height variance, but part of the difficulty is that they all acknowledge the issue related to its location, but also did not understand the language within the easement.

Zoning Administrator Weck explained that from what he has seen, it says driveway easement and noted that its width was for a future roadway.

Chair Lobermeier stated that the intent of the easement was for a roadway.

City Planner Johnson asked if this fence had come in at a height of 4 feet tall, and they had applied for a permit if it would have been something that the City would have issued to the applicant.

Zoning Administrator Weck stated that in that situation, since the fence had not been installed yet, he probably would have asked him to move the fence over further.

Chair Lobermeier noted that the City allows fences within easements, but the easement here mimicked a public roadway, which is what makes this situation a bit unique. He explained that he had less of a problem with the fence height than he did with its location.

Commissioner West stated that was also her feeling about this application and noted that because it was installed without a permit, it puts the Commission in a unique situation.

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER WEST, TO RECOMMEND APPROVAL OF THE REQUEST FOR A FENCE HEIGHT VARIANCE, V-25-002, LOCATED AT 26744 HALITE COURT, FOR APPLICANTS, KEVIN AND MICHELLE LETSON, PROPERTY ID NUMBER: 21-10328.00, WITH THE CONDITION THAT THE FENCE BE RELOCATED TO CREATE MORE SPACE WITHIN THE EASEMENT.

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

- 3. Preliminary Plat and Amend CUP: D-25-003 – Pointe North at Carlos Avery**
Location: East Viking Boulevard, Greenwood Golf Course Site
Applicant: Wyoming MN Property, LLC
Owner: Land Development Company of Wyoming, LLC, Richard Morris
Property ID Number: 21-00302.32

City Planner Johnson reviewed the Preliminary Plat and CUP amendment for Pointe North at Carlos Avery. She noted that a PUD for this property was granted a few years ago, but had expired. She explained that in Phase 1, the applicant was proposing a 6-unit row home and 30 single-family homes. She reviewed the zoning and the guidance from the Comprehensive Plan. She stated that the building styles and materials would be governed by association covenants. She noted that staff recommended approval subject to the conditions outlined within the staff report.

Chair Lobermeier stated that they have continued to hear things about a traffic study that the County is doing and how that would potentially impact things, but at this stage, the access is to the west of Kettle River Boulevard into this area.

Zoning Administrator Weck stated that he believed that looking from the freeway towards Kettle River Boulevard was on the back burner now because this development would not be using Kettle River Boulevard for access. He stated that the County comments are related to the turn lanes at the new access points and explained that they were still working on the traffic study and what they would do right now. He noted that there may be more improvements on East Viking when Phase 2 of the project goes through.

Jason Rud, EG Rud and Sons, explained that he was here on behalf of the applicant and noted that they had been involved with the prior submittals in 2022. He stated that this plan was consistent with what had been presented at the sketch plan and noted that the Park Commission had requested a 2-acre park, so they shaved some lots off in order to accommodate that request. He stated that they were motivated to get dirt moved this summer and had been informed by the applicant that once they are through with the due diligence for Phase 1, they should be ready to begin work on Phase 2. He explained that he had a few concerns that he wanted to share with the Commission and referenced sheet 2 of the staff report. He stated that on this page, there was a table with the minimum standards, which had a minimum lot width noted of 70 feet, and explained that they were not able to accommodate that, and explained that their lot widths go down to 62 feet. He stated that they were involved with the platting of Heims Lake Villas North, and that was also done with a PUD and had lots that go down to 51 feet in width. He stated that within the same table, it stated that a minimum cul-de-sac lot width of 60 feet, but in the table following it, it shows that they go down to 51.8 feet in width. He stated that he felt it was important to have these numbers because they did not want to mislead anyone about their plans. He admitted that he was not excited about the 9,500 sq. ft. minimum lot size because he knows that for Phase 2, they have lots that are around 9,000 sq. ft. He explained that he would prefer to have the minimum lot size closer to 9,000 sq. ft. and explained that they have one lot that goes down to 9,248 sq. ft. He clarified that they can accommodate the 9,500 sq. ft. minimum lot size in Phase 1, but it would make things much more difficult for Phase 2.

Commissioner Holl asked if going down from a 70-foot lot width to 62 feet was a big deal.

Zoning Administrator Weck stated that he agreed with the information shared by Mr. Rud that there are lots in Heims Lake Villas that are 51.8 feet and was not sure where the width came from.

Chair Lobermeier stated that he thought it was similar to what had been presented before.

City Planner Johnson stated that if that was something that the Commission would like to consider, allowing reduced lot widths, they could just include it in the conditions, along with the cul-de-sac lot width.

Mr. Rud noted that there was a need for 44 feet of frontage along the curb for snow removal and stated that they had accommodated that request.

Mayor Iverson asked if fire trucks were able to get around the cul-de-sac.

Mr. Rud explained that this was a standard cul-de-sac size and they were not requesting any deviations.

Mayor Iverson asked if some of the lot width differences were related to them now, including the 2-acre park, as requested by the Park Commission.

Mr. Rud stated that the park did not affect the lot widths and explained that they had lot widths of 62 feet before the request to add the park came to them.

Commissioner Iverson referenced the drawing showing the park location and asked what was just beyond that area.

Mr. Rud stated that east of the park will be the commercial site, which is what would be feeding the utilities to this parcel. He stated that he believed a sketch plan for the commercial area was also forthcoming.

MOTION BY COMMISSIONER HOLL, SECONDED BY COMMISSIONER ORTWERTH, TO OPEN THE PUBLIC HEARING AT 7:40 P.M.

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

Jill Anderson, 4435 East Viking Court, stated that when she leaves her home, she will drive by this development. She noted that now, when she leaves and can see the sunrise every morning, she is in awe of the work that God has done to create that beauty, so she was not excited to see a whole bunch of houses interfere with it. She noted that she understood that the City needed housing and bringing more revenue to the City, but she has struggled to find any positives with this proposed development. She stated that she was not looking forward to the likelihood that her taxes would go up or that there would be increased traffic. She stated that she likes to see God's natural beauty, and she and many of her neighbors just did not see the benefit of this project. She explained that one of the main reasons her family moved to Wyoming was to have space and not have obstructions and houses on top of each other. She explained that she was frustrated with the setbacks and noted that when they asked the City about putting up another building on their property, they had a setback of 75 feet from the front and side yard, and this proposal with lesser amounts raises red flags for her.

Tammy Liljedahl, 4312 East Viking Lane, explained that her concern with this proposed development was where they would put the roads coming out onto Viking Boulevard, because there is a curve there. She noted that this area is already bad with accidents and deer, and asked the City to carefully consider the roadway placement and explained some of the difficulties she perceived in the area.

Zoning Administrator Weck stated that he believed the entrance to this development would line up with East Viking Lane.

Chair Lobermeier noted that in Phase 2, there would also be an entrance further to the west for the future development.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO CLOSE THE PUBLIC HEARING AT 7:47 P.M.

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

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER WEST, TO RECOMMEND APPROVAL OF THE CONDITIONAL USE PERMIT TO ALLOW ESTABLISHMENT OF A PLANNED UNIT DEVELOPMENT FOR POINTE NORTH AT CARLOS

AVERY, LOCATED AT EAST VIKING BOULEVARD, GREENWOOD GOLF COURSE SITE, FOR APPLICANT - WYOMING MN PROPERTY, LLC/OWNER - LAND DEVELOPMENT COMPANY OF WYOMING, LLC, RICHARD MORRIS, PROPERTY ID NUMBER: 21-00302.32, BASED ON THE FINDINGS OF FACT RELATED TO USE OF THE PLANNED UNIT DEVELOPMENT OVERLAY AND CONDITIONS FOR GRANTING OF A CONDITIONAL USE PERMIT, TO INCLUDE PROPOSED CHANGES TO MINIMUM LOT WIDTH OF 62 FEET AND THE CUL-DE-SAC LOT TO A MINIMUM WIDTH OF 51 FEET.

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

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER HOLL, TO RECOMMEND APPROVAL OF A PLANNED UNIT DEVELOPMENT MASTER PLAN FOR POINTE NORTH AT CARLOS AVERY, LOCATED AT EAST VIKING BOULEVARD, GREENWOOD GOLF COURSE SITE, FOR APPLICANT - WYOMING MN PROPERTY, LLC/OWNER - LAND DEVELOPMENT COMPANY OF WYOMING, LLC, RICHARD MORRIS, PROPERTY ID NUMBER: 21-00302.32, BASED UPON A FINDING OF CONFORMANCE WITH STANDARDS FOR GRANTING OF APPROVAL, SUBJECT TO THE CONDITIONS INCLUDED IN THE STAFF REPORT, AND CONSIDERING THE CHANGES TO THE MINIMUM LOT WIDTHS AND MINIMUM CUL-DE-SAC LOT WIDTH.

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

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER IVERSON, TO RECOMMEND APPROVAL OF THE PRELIMINARY PLAT D-25-003 – POINTE NORTH AT CARLOS AVERY, LOCATED AT EAST VIKING BOULEVARD, GREENWOOD GOLF COURSE SITE, FOR APPLICANT - WYOMING MN PROPERTY, LLC/OWNER - LAND DEVELOPMENT COMPANY OF WYOMING, LLC, RICHARD MORRIS, PROPERTY ID NUMBER: 21-00302.32, SUBJECT TO THE CONDITIONS OUTLINED IN THE STAFF REPORT.

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

NEW BUSINESS

OLD BUSINESS:

4. Comprehensive Plan Rezone Discussion

Chair Lobermeier noted that included in the packet was an email forwarded from Zoning Administrator Weck that included questions about Industrial zoning, particularly the northwest part of the City between the freeway and County Road 30. He noted that Commissioner Iverson had found an error in the report and explained that discussions surrounding this began in July of 2021.

He explained that they had originally been thinking of Mixed Use in this area, which was identified on the map and within the text. He noted that in subsequent discussions from the July and October 2021 meetings, they started discussing Industrial. He stated that for the area across the freeway, known as the Pinehaven area, they had originally thought would be Industrial, until they started to see how wet this is and how little could be developed in the area beyond what exists today. He stated that in part of that discussion, it kind of reverted back to discussing the area along the Stacy border near County Road 30, Carlos Avery, and the freeway as having the potential for Industrial properties. He explained that he had asked Zoning Administrator Weck to include the audio recordings from those meetings. He noted that he went back and listened to them and was surprised to find that there was very little discussion about that, other than that City Administrator Linwood had made the point that the City no longer had any available Industrial properties that were served by sewer and water, at that time. He stated that, because from the discussion they learned that they would not be able to have Industrial on the west side of the freeway, they made the whole area Industrial. He explained that, whether this was the correct choice or not, he wanted the Commission to understand how they had gotten to that and noted that the error in the report was where they had not made the change and deleted that information from the text. He stated that now that they know how they got to this point, the question remains whether Industrial was appropriate in this area. He noted that to the north, in Stacy, there was sand mining and there were reasons to believe that it could be fairly easily served by sewer in the future, but acknowledged that this did not mean that this area had to be designated for Industrial use and asked the Commission what they wanted to see in this area, which could be more than one thing.

Commissioner Iverson thanked Chair Lobermeier for doing the work to research this more closely and providing the information. He noted that he had also listened to the audio recordings from 2021 and, at the time, the information shared by City Administrator Linwood was true. He noted that the Industrial block near SRC that may not have been on the books back then, and felt this was another potential area to be zoned Industrial that would have City sewer access that was not zoned Industrial at the time. He stated that now that the City has this potential area zoned as Industrial, which has access to City sewer and water, he asked if the City could rethink guiding the northern area for Mixed Use rather than Industrial.

Chair Lobermeier stated that it may make sense for them to revisit this area more broadly, because at the very least, if they do not change it, it will still require a text amendment, but they could also look at possibilities of some areas being Industrial and some as mixed-use.

Zoning Administrator Weck displayed the current Comprehensive Plan map, which had Industrial between 61 and the freeway, SRC, and Pinehaven was also Industrial.

Commissioner Iverson stated that he did not think this was the current version because the current one had Industrial along the east side of 61, as well.

Zoning Administrator Weck clarified that the map he was showing was the current Comprehensive Plan map that the City had officially adopted.

Commissioner Iverson explained that when the City makes these kinds of changes, to him, there was a difference when they make a change and all of a sudden, a home becomes a legal non-conforming property versus when it would still be a conforming use. He stated that going from Residential to Industrial would be a legal non-conforming use, and going from Residential to Mixed Use would make the property still have a conforming use.

Chair Lobermeier asked if the Commission wanted to revisit this area.

Commissioner West stated that she thinks they would also have to look at some of the other areas, for example, the Highway 8 corridor, because there are a lot of residential homes that will

be rezoned to commercial.

Zoning Administrator Weck stated that they live in a democratic republic and have been elected to do things for the whole community. He stated that if the City tried to complete a Comprehensive Plan via survey, they would never get done, so the Commission and the Council would have to make some hard decisions. He noted that there was no way to keep everyone happy 100% of the time.

Commissioner West stated that the Planning Commission has spent a lot of time working on the Comprehensive Plan, so if someone on the Commission brings up concerns, she felt that they should listen and try to work through some of them.

Commissioner Holl stated that he has heard a lot of people like the Comprehensive Plan they have put together, and only about 1-2% of people are complaining, which he sees as a win for the Comprehensive Plan. He explained that they do have to make tough decisions, but they need to be for the greater good and not just good for a few. He stated that he would like to move forward, hold a public hearing on this, and be done with it.

Chair Lobermeier clarified that non-conforming does not leave a property owner without options because they can continue their use or even come and ask for their property to be rezoned.

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO TAKE ANOTHER LOOK AT THE COMPREHENSIVE PLAN.

Commissioner Iverson stated that he did not want the Commission to spend another year discussing this topic and noted that they did not need to come to a unanimous decision. He stated that the City was not low on Industrial properties and gave examples of where it was already located throughout the City.

The Commission discussed the motion language and what was being proposed, and whether it was looking at the Comprehensive Plan or the Comprehensive Plan Land Use Map.

Chair Lobermeier suggested a friendly amendment to the motion, to narrow the focus and not go beyond the area that is in question, but explained that he would take a vote on the original motion first.

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

Chair Lobermeier noted that the Commission can decide at a later time if they want to narrow the focus, like he had suggested.

The Commission discussed what had already been formally approved and, in preparation for the next meeting that they bring back a list of areas that they would like to take another look at within the Comprehensive Plan.

Loren Osterbauer, 28180 Forest Boulevard, stated that he agreed with the comments shared by Commissioner Iverson, and people in the area do not see this area of the City as an Industrial area. He stated that having this as Industrial would devastate the neighborhoods because they are old, established homes. He explained that he fears that if this area were zoned Industrial that something like a Ready-mix company could come in next, start next door, and begin crushing rock for cement trucks. He stated that going from Agricultural to that use would be disturbing and would ruin the neighborhood. He asked the Commission to think about landowners in the neighborhood and how they would like to see this land used. He noted that he could see the

possibility of this changing to Industrial use in 20-30 years, but did not see it in a rural area when there are already core Industrial areas that are already there. He stated that he did not see that the City had a shortage of Industrial property and stated that when coming into the City from Stacy, there was a benefit to being able to see green open spaces and asked the Commission to consider the points raised by Commissioner Iverson.

COMMUNICATIONS:

UPDATES:

The Boyum property line setback variance request was approved by the City Council. The Dead-End Hayride has voluntarily extended the decision deadline for their request to August 10, 2025.

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO ADJOURN THE JUNE 24, 2025 “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 8:15 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>