

**APPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
SEPTEMBER 23, 2025
7:00 PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for August 26, 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; Kim Lindquist, City Planner; and Mayor Lisa Iverson

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

Chair Lobermeier explained that he would like to amend the agenda and add an item for appointing Commissioners to the Board of Appeals under New Business, and an item under Communications, to recognize Commissioner Ortwerth for his time on the Commission.

A MOTION WAS MADE BY COMMISSIONER HOLL, SECONDED BY COMMISSIONER WEST, TO APPROVE THE AMENDMENTS TO THE AGENDA, AS PROPOSED.

<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>

OPEN FORUM: NONE

APPROVAL OF MINUTES:

- 1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for August 26, 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 AUGUST 26, 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. Rezoning Z-25-002 – Rural Residential 1 (R-1) to Agricultural (A)

Location: 7745 Wyoming Trail

Applicant: David and Kelly Wosika

Owner: David and Kelly Wosika

Property ID Number: 21.10358.00

City Planner Lindquist gave an overview of the request to rezone property located at 7745 Wyoming Trail from R-1 to Agricultural. She explained that one of the reasons staff was recommending denial of this request was due to spot zoning, which is different than the surrounding properties. She noted that this property is located within a grouping of R-1 area and explained that she could not tell the Commission why this line or grouping was chosen, but it is clear that there was an intentional area designated for R-1 and the area to the west as R-2. She stated that the applicant had mentioned that the property to the north is Agricultural, but in staff's opinion, they would not consider that of the same value as the properties to the south, east, or west because of the minor arterial that separates the northern area from this site. She noted that Wyoming Trail is a fairly significant road in the Comprehensive Plan, which means it is wider, well-traveled, and usually would have higher speeds, and noted that this would be a differentiator from one type of land use or zoning to a different one. She reviewed the site characteristics and noted that the applicant had indicated that there had been farming on the site as well as residential use since they purchased it. She stated that the County classified it as a residential homesteading site. She reviewed the criteria within the City's ordinance, which are used for rezoning properties, and noted that the City can use standards outside of what is listed in the ordinance as well. She reviewed the standards and questions that should be used for consideration when evaluating this request, related to things like parks and schools, whether it was sufficiently compatible with existing development, and the needs of the City. She explained that staff was recommending denial because they felt the property was appropriately zoned as R-1 and was consistent with a majority of the surrounding land uses to the south and west. She noted that rezoning to Agricultural would be considered spot zoning because there were no immediately adjacent agricultural uses. She explained that from staff's perspective, they do not feel that there has been a change in policy or the Comprehensive Plan that would warrant rezoning the property for Agricultural use.

Commissioner Iverson asked about spot zoning and asked if the City had a definition of what it is.

Zoning Administrator Weck explained that they did not have a definition included in the ordinance, but it could be found in case law.

Commissioner Iverson noted that he had an example from the Minnesota Supreme Court and read aloud a definition from a case involving the City of Eagan and Amcon Corporation.

City Planner Lindquist stated the information and definition made sense because if the City felt the property should be rezoned, it would be rare that they would think just one parcel would warrant the change. She noted that it would also usually be due to a change in policy or direction that would mean rezoning several parcels or a section of the City, and not just one parcel.

Commissioner Iverson stated that other examples he found were placing a gas station or store in a residential neighborhood. He noted that he was not a lawyer and assumed that the City's legal counsel had weighed in on this issue.

City Planner Lindquist confirmed that the City Attorney had reviewed the staff report.

Commissioner West stated that it looked like on the zoning map, there was an adjacent parcel that looked like it was spot zoned because across the street, there is R-2 right in the middle of Agricultural zoning.

Zoning Administrator Weck explained that this is because the large parcel is owned by the same person as the little parcel, and the little parcel was giving the large parcel public road access.

Chair Lobermeier stated that he appreciated the discussion about spot zoning and explained that this was the issue that initially brought him to the Planning Commission years ago. He stated that he understood the recommendation from staff, but the part that he did not understand was included in the letter from the applicant regarding the history of the parcel. He stated that it appears that when this was in the township before the merger, there was Agricultural zoning associated with this property.

Zoning Administrator Weck shared some of the history of the property and noted that the township had it as urban residential, and Mr. Wosika had asked to have it zoned Agricultural, which the township did in 1992. He stated that the township adopted a zoning ordinance in 1996, 2000, and 2005, and then the City and the township merged in 2009. He noted that he can find maps for everything except 1996, and in all of the maps, this parcel is back to urban residential or R-1 district.

Chair Lobermeier stated that it was clear that the use of the property has been agricultural for a long time, had been zoned Agricultural, but they do not know how, when, or through what process it became R-1.

Zoning Administrator Weck stated that he was still working on finding the 1996 map.

Dave Wosika, 7745 Wyoming Trail, stated that in 1992, they were zoned Agricultural, and before that, they bought it as a hobby farm. He noted that they were told by Cheryl Bangstrom that they were not allowed to have animals, and they immediately filed with the city and town board. He stated that they looked at it and changed it back to Agricultural and told them that it should never have been changed to R-1. He stated that they have lived their lives on this property for 31 years, thinking they were Agricultural, and noted that they never received notice that it would be changed and rezoned. He stated that it is not right and stated that he wanted to see all the documentation on this because all he has heard from the City is that they are R-1 and a list of restrictions that they now have. He displayed a picture of their farm with all their animals and explained that this was how they live their lives on a farm. He stated that they have chosen to have goats, chickens, pigs, ducks, horses, and donkeys, and this was why they chose to move to Wyoming. He stated that he felt this was an injustice and shared examples of how they have been involved with community schools in hatching chicks and hosting field trips. He stated that their property was a true hobby farm and should be zoned Agricultural, and asked how the zoning was changed. He noted that if he had any inkling that the zoning was going to change, he would have been up at the City fighting against it.

Kelly Wosika, 7745 Wyoming Trail, referenced the slide from the presentation of the zoning map and described the various areas along Wyoming Trail that are zoned Agricultural. She noted that if the City was comparing their parcel to the area to the south, there is no road to get to those homes because they are off of Pioneer Trail. She stated that they are in line with the neighborhood along Wyoming Trail, and thinks it makes more sense with them to be grouped with that area. She explained that she didn't feel that zoning them as Agricultural would be spot zoning because they aren't really connected to the houses to the south. She stated that was the point she had tried to make in the letter she had submitted. She noted that with Agricultural zoning, they were not using more resources.

Mr. Wosika stated that the question was asking about whether the spot zoning would benefit the

community and explained that he felt it had benefited the community. He stated that this is just not a house that wants to be zoned Agricultural and noted that they do want to go for a cannabis license, but he thinks the bigger thing to consider is how and when his parcel was rezoned without any documentation or notification to him.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER HOLL, TO OPEN THE PUBLIC HEARING AT 7:27 P.M.

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

Tracy Wosika, 6009 Edgewood Drive, Ham Lake, explained that she grew up on this property, and it has always been agricultural. She stated that she grew up with her pet donkey, ponies, and friends who loved to come hang out. She noted that she always thought it was Agricultural and did not understand why it was not zoned that way. She stated that everyone who lives in Wyoming Trail past the police station is all farms and agricultural homesteads, and believed it made sense to rezone it to Agricultural.

MOTION BY COMMISSIONER ORTWERTH SECONDED BY COMMISSIONER IVERSON, TO CLOSE THE PUBLIC HEARING AT 7:29 P.M.

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

Zoning Administrator Weck stated that although the Wosikas have a hobby farm and were looking at the cannabis license, he wanted to make sure people knew what other things could go there if it were zoned Agricultural. He read aloud a list of permitted, conditional, and interim conditional uses that were allowed in Agricultural zoning.

Chair Lobermeier noted that the questions of why this property was not currently zoned Agricultural and when it was rezoned feels open. He stated that there was a general sense that if this were to move to Agricultural it would continue with its current use, but Mr. Wosika has admitted that the use would be different. He explained that he would like to wait and see what Zoning Administrator Weck was able to find out why it moved from Agricultural and how it got to R-1. He noted that he does see the argument related to spot zoning when he sees what is adjacent to this parcel, and felt there were two reasonable arguments, and reiterated that he did not feel he had enough information yet.

Commissioner Iverson noted that he was not as convinced that this would be considered spot zoning.

Commissioner West stated that she agreed with Commissioner Iverson.

Commissioner Iverson stated that he had done some research about spot zoning, and his interpretation was that it did not apply in this case, and he felt that this did offer a benefit to the community with educational opportunities.

Commissioner West stated that from driving down the road, you get a different sense, and she felt that this property has operated as, or is similar to, Agricultural.

Commissioner Holl explained that he could go either way on this request and shared an example of his family farm in Forest Lake, where a similar thing happened. He stated that he felt it was important for them to understand when and how the zoning was changed on this parcel.

Chair Lobermeier stated that a piece that he felt was still missing was what risk the City may have if this were rezoned and it was challenged as spot zoning.

City Planner Lindquist noted that they can have a conversation with the City Attorney. She noted that because this spot zoning would not be as egregious as a gas station in a residential area, that would not mean it wasn't still spot zoning. She stated that if the Commission felt it was appropriate that the zoning should be changed, they should look at the entire area, and there should be no reason to have one lone lot zoned this way.

Commissioner Iverson asked how many lots would meet the requirement for Agricultural, which is a 5-acre minimum.

MOTION BY COMMISSIONER HOLL, SECONDED BY COMMISSIONER IVERSON, TO TABLE REZONING Z-25-002 – RURAL RESIDENTIAL 1 (R-1) TO AGRICULTURAL (A) FOR PROPERTY LOCATED AT 7745 WYOMING TRAIL, APPLICANT/OWNER: DAVID AND KELLY WOSIKA, PROPERTY ID NUMBER: 21.10358.00, UNTIL THERE IS MORE INFORMATION ABOUT THE HISTORY OF THE REZONING.

<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>

Mr. Wosika noted that there has been no new development near them other than the one behind them. He stated that he feels what had been done to them and the property to the east when they rezoned this was spot zoning because it was Agricultural, and they changed it. He explained that he was looking at this not as being rezoned, but getting his property put back to what they were.

Ms. Wosika noted that one of their neighbors to the west had submitted a letter with their application that stated that they liked the agricultural feel.

NEW BUSINESS:

3. Board of Appeals Appointments

Zoning Administrator Weck noted that the City had not had an appeal since 2012, but they did need to appoint 2 Planning Commissioners to the Board of Appeals. He noted that, in addition to those 2 individuals, it would also consist of 2 Councilmembers and 1 public member at large.

Chair Lobermeier and Commissioner Holl volunteered to serve on the Board of Appeals.

OLD BUSINESS:

4. Council Action on Rezoning of Parcels

Mayor Iverson stated that she wanted to commend the Planning Commission for the work they had done related to rezoning and understood it was hard work. She explained that the Council

had gotten a lot of feedback that people were worried and concerned, and when the Council discussed it, the consensus was that they were in favor of stopping this process for now. She stated that the City can use the Comprehensive Plan and allow the rhetoric to settle down. She noted that she believed it was important for the residents to feel heard by the City and that the City continues their education efforts so residents understand this. She reiterated that she truly appreciated the work done by the Commission and explained that the amount of time and effort they had already put into this process was not lost on her.

Chair Lobermeier stated that the Council's direction was not entirely different from what the Commission had decided at their last meeting to slow things down a bit and listen. He explained that he felt robust dialogue was valuable even when there were disagreements, and this meant that the robust dialogue would stop. He stated that his question would be how long this pause would be and noted that Mayor Iverson had used the words 'for now' when she talked about this. He noted that he had looked back at past minutes and out a year ago the Commission had attended a Council Work Session meeting where they talked about the rezoning plans and the Council had given them the go-ahead to move forward, so this recent decision was a major reversal from a year ago. He noted that Councilmember Nanko Yeager did not want the rezoning when it was discussed in 2024 and also did not want it now, but the others seemed to have reversed, and read aloud examples of statements Councilmember Schilling had made last year and this year. He asked what the next step would be and asked if there had been a chamber full of people wanting to speak during Open Forum at the meeting where the Council gave this direction.

Mayor Iverson stated that every meeting in the last 2 months has been filled with people. She stated that the Council had not reached a consensus on what should come next and suggested that they take it to a Work Session next year to see what direction they may want to give. She noted that there has been a lot of discourse and, in this case, the discourse appeared to be spreading very quickly, which she did not feel was good for the City. She stated that she believed that the City needed to share the message that they were listening to the residents and look at how the City can do better with communicating changes to residents.

Commissioner West stated that there was no pushback or input on the Comprehensive Plan, but she thinks that people may have understood what it meant. She stated that she thinks people had received the communication, but just did not understand what it all meant. She noted that she has gotten a lot of comments that shared the sentiments that Wyoming was not Forest Lake or Hugo, and the reason people moved here was for the rural feel, and did not understand the need for rezoning. She noted that she felt that this was the dialogue that needed to take place about the hopes of the City and what the residents are hoping for. She explained that she felt like there was a disconnect between what the majority of the population feels and what the City was hoping for.

Commissioner Ortwerth stated that he was new to the City in 2019, then COVID hit and locked everything down. He stated that he had no idea that the City was working on the Comprehensive Plan and believes that may be where the disconnect came from because nobody understood the City's plan, until the rezoning came about and made everyone upset. He stated that he had no idea about what was going on until he started to research things and realized that he needed to come up and speak about these things, so his voice would be heard.

Chair Lobermeier noted that he had lived in Wyoming since 1993 and agreed that this proposed rezoning hit a nerve with people. He stated that the idea that it was inconsistent with what Wyoming is was something he considered to be the eye of the beholder. He noted that he had done research on historically significant conversations of Agricultural land to something pretty urban and shared examples of the hospital in 1998, the Maranatha Church campus in 2001, and

Polaris in 2003. He stated that it comes down to economics when someone wants to develop, and the challenge for the Commission is to decide if that is what the City wants there. He stated that this is the kind of clarity he would hope to get from the Council when they discuss this in the Work Session.

Mayor Iverson stated that she hopes her legacy with the City will be that they did many things to look into the future. She stated that this is one thing that just needs more fine-tuning from the Council on how things are communicated.

Commissioner Iverson stated that he felt the ‘why’ for these changes was a critical piece of communication.

Mayor Iverson noted that the City did not have a communications person employed at the City and shared a mail idea that Commissioner Iverson had shared with her that she felt was a good idea.

Commissioner West stated that when they are talking about making changes to properties, it might be nice, for a personal phone call or email, if they aren’t dealing with a large area.

COMMUNICATIONS:

5. League of Minnesota Cities ‘City of Excellence Award and Article

Zoning Administrator Weck explained that this was an award the City had received.

6. Recognition of Commissioner Ortwerth

Chair Lobermeier stated that Commissioner Ortwerth had resigned from his position, and he wanted to make sure they took time to recognize him. He stated that Commissioner Ortwerth came up to speed on the Commission faster than he had seen anyone else be able to do it. He noted that he had always appreciated the comments and perspective he brought to the meetings and felt they made the Commission better. He stated that the Commission wished him luck in his new role, even though he would be on the road more.

Commissioner Ortwerth stated that he had learned a lot during his time on the Commission and appreciated the time the Commission had spent with him.

UPDATES:

Mayorga Meadows Pre and Final Plats, Summer Field CUP Amendment, and the Xcel Monopole were approved. Cannabis Cultivator IUP was denied.

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER ORTWERTH, TO ADJOURN THE SEPTEMBER 23, 2025, “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 8:08 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>