

**APPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
JANUARY 13, 2026
7:00 PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for January 13, 2026, 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: None

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

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

Kenny Ruthford, 4700 East Viking Boulevard, stated that from past discussions, he recalled that Sunrise Estates was supposed to level the existing building, which has been an eyesore in the community, but it has not been leveled. He stated that stuff has been accumulating on the ground and just looks worse than it ever has. He stated that when this development takes place, he would like to know where the water will be going. He stated that before permits are renewed for this project, he would ask the City to address what is happening on the land and why some of these things have not been completed. He expressed concerns about the uncertainty in what will happen with the roundabout on Kettle River Boulevard and bringing more people into the area before that is addressed.

Zoning Administrator Weck noted that the surrounding properties should not be any more run off post-development than there was pre-development.

PLANNING COMMISSION REORGANIZATION

1. Appointments for Chair, Vice-Chair, Joint Park Planning Board, and Rescheduling Necessary Meetings

Commissioner West nominated Chair Lobermeier to continue serving as Chair.

There was consensus of the Commission for Chair Lobermeier to continue to serve as Chair of the Planning Commission in 2026.

Chair Lobermeier nominated Commissioner West to continue service as Vice-Chair in 2026.

There was consensus of the Commission for Commissioner West to serve as Vice-Chair of the Planning Commission for 2026.

There was a consensus of the Commission to appoint Commissioners Iverson and Holl to serve as members of the Joint Park Planning Board.

A MOTION WAS MADE BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER HOLL, TO RESCHEDULE THE FEBRUARY 10, 2026, MEETING TO FEBRUARY 11, 2026, AND THE AUGUST 11, 2026, MEETING TO AUGUST 12, 2026.

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

APPROVAL OF MINUTES:

- 2. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for December 13, 2025**

A MOTION WAS MADE BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER WEST, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR DECEMBER 13, 2025, AS SUBMITTED.

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

SCHEDULED PUBLIC HEARINGS:

- 3. Conditional Use Permit C-25-007 Sunrise River Bank**
Location: East Viking Boulevard, Greenwood Golf Course Site
Applicant: Tier Development, LLC; Richard Morris
Property ID Number: 21.10320.31

Zoning Administrator Weck explained that the previous CUP had expired, and this request was for an extension, and outlined the staff recommendation of approval subject to the conditions included in the staff report.

Dick Morris, applicant, explained that he had made significant progress over the last few years and shared examples of the hydrology and how it had been studied. He gave background information surrounding the upcoming change in ownership of the wetland bank.

MOTION BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER HOLL, TO OPEN THE PUBLIC HEARING AT 7:09 P.M.

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

Kenny Ruthford, 4700 East Viking Boulevard, asked about the planned wetland banks and where they planned to push the wetlands to, and referenced the proximity of Carlos Avery. He stated he had spoken with the DNR on some of the plans from a project that backed up onto the Carlos Avery wetlands area that prohibits motor vehicles. He stated that he would like to know some answers about how they will direct water and wildlife habitation moving through the area. He stated that he would like those things to be protected and would like to know how they will be addressed through the wetland banking.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO CLOSE THE PUBLIC HEARING AT 7:12 P.M.

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

Chair Lobermeier gave a brief description of how wetland banking usually works and explained that he had worked with the Army Corps of Engineers, DNR, and BWSR several times throughout his career, so he understood the level of detail that goes into banking approvals, including hydrology and many of the concerns brought up tonight. He noted that the Planning Commission did not have those kinds of details tonight.

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER HOLL, TO RECOMMEND APPROVAL OF THE CONDITIONAL USE PERMIT EXTENSION, C-25-007 SUNRISE RIVER BANK LOCATED AT EAST VIKING BOULEVARD, GREENWOOD GOLF COURSE SITE FOR APPLICANT: TIER DEVELOPMENT, LLC; RICHARD MORRIS, PROPERTY ID NUMBER: 21.10320.3, SUBJECT TO THE CONDITIONS LISTED IN THE STAFF REPORT.

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

NEW BUSINESS:

4. Final Plat D-25-010 Sunrise at Carlos Avery (Pre-Plat name The Pointe at Carlos Avery)
Location: East Viking Boulevard, Greenwood Golf Course Site
Applicant: LandDevCo of Wyoming, LLC; Richard Morris
Property ID Number: 21.10320.32

Zoning Administrator Weck explained that this portion of the project is for 36 residential lots on 43 acres for single-family dwellings and briefly reviewed details related to the project, Comprehensive Plan guidance, zoning, and access points.

Commissioner Holl asked about the busyness of the turn lanes and asked about possible roundabout installation.

Zoning Administrator Weck confirmed that roundabouts were the ultimate plan and noted that a tentative plan including roundabouts had been approved by MnDOT.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO RECOMMEND APPROVAL OF THE FINAL PLAT D-25-010 SUNRISE AT CARLOS AVERY (PRE-PLAT NAME THE POINTE AT CARLOS AVERY), LOCATED AT EAST VIKING BOULEVARD, GREENWOOD GOLF COURSE SITE, FOR LANDDEVCO OF WYOMING, LLC; RICHARD MORRIS, PROPERTY ID NUMBER: 21.10320.32, SUBJECT TO THE CONDITIONS LISTED IN THE STAFF REPORT.

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

5. Planning Commission 2026 Goals

Zoning Administrator Weck suggested that he would like to see the Planning Commission work on updates to the Zoning Ordinance.

Chair Lobermeier suggested that the Planning Commission may want to take a look at the implementation schedule in the Comprehensive Plan to see if there were things that they should be focusing on.

Mayor Iverson suggested that the Planning Commission take a look at the Lighting Ordinance and what other cities in the area are doing, because she believed the City had a lot of 'light' skies instead of 'dark' skies.

Commissioner Iverson stated that he would like the Planning Commission to look into standards for dog kennels.

OLD BUSINESS: NONE

COMMUNICATIONS: NONE

UPDATES:

A MOTION WAS MADE BY COMMISSIONER HOLL, SECONDED BY COMMISSIONER WEST, TO ADJOURN THE JANUARY 13, 2026 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:25 PM.

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