

**APPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
AUGUST 23, 2022
7:00PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for August 23, 2022 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, Michael Naumann, Katie West, Roger Carr, and Dan Iverson

ABSENT: None

Also Present: Fred Weck Zoning Administrator and Council Liaison Brett Ohnstad

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 August 9, 2022**

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER CARR, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR AUGUST 9, 2022, AS SUBMITTED.

<i>Voting Aye:</i>	<i>West, Carr, Naumann, 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: NONE

NEW BUSINESS

- 2. Elect Planning Commission Vice-Chair**

MOTION BY COMMISSIONER CARR, SECONDED BY COMMISSIONER NAUMANN, TO APPOINT COMMISSIONER WEST TO SERVE AS VICE-CHAIR.

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

3. Sketch Plan D-22-010 – Newman

Location: 5759 250th Street; Southeast Corner of 250th Street and Fondant Avenue

Applicant/Owner: Kelly Newman

Property ID Number: 21.11125.38

Chair Lobermeier noted that this had inadvertently been labeled as the 'southwest' corner of 250th Street in the original paperwork.

Kelly Newman gave a brief overview of his plans for the property to subdivide this parcel into two in order to create another lot for future residential development.

Zoning Administrator Weck gave an overview of the staff report and noted that when the lot was originally platted there was 190 feet along 250th Street and at that time they only needed 175 feet to create a lot. He explained that around 1998, the County changed the requirements to 200 feet of frontage in order to make it easier to subdivide the rural lots. He explained that when the City and Township merged, they kept that same dimension which means the minimum lot width is 200 feet and the minimum lot depth is also 200 feet. He noted that Mr. Newman's lot is 190 feet, which is not deep enough, so a variance would be needed for both lots.

Chair Lobermeier confirmed that as originally platted, the lot had met all the requirements.

Zoning Administrator Weck stated that was correct and noted that the soil borings that he had seen look good for the area that they set aside, but noted that they will need to be able to show that they have 1 acre of buildable land. He explained that the National Wetland Inventory also shows a wetland area on the southeast corner of the property which may impact the 1 acre buildable area for the two lots. He stated that other than these issues, everything looks acceptable.

Chair Lobermeier stated that in addition to the variance for lot width it will also require a rezoning.

Zoning Administrator Weck stated that was correct and explained that it was currently zoned R-2 which has a 2 acre minimum lot size and this is proposing to change the zoning to R-1, which would be a 1 acre minimum lot size.

Chair Lobermeier asked if the City had done this same kind of rezoning when there has been a lot split.

Zoning Administrator Weck stated that the City has done it a few times over the last couple of years, but not in this same area.

Chair Lobermeier asked if it was a potential concern that this one parcel would be rezoned to R-1 when the others all around it would still be zoned R-2. He asked if the City should look at this in a broader sense and take a look to see if there are other areas that should get rezoned at some point.

Zoning Administrator Weck stated that it would be in compliance with the City's Comprehensive Plan. He stated that whether the City would want to rezoning the others would be done at the property owner's request.

Chair Lobermeier explained to Mr. Newman what his next steps would be if he decided to pursue this proposal and suggested that he get in touch with Zoning Administrator Weck if he had questions.

Commissioner Iverson asked if zoning one lot like this was unusual.

Zoning Administrator Weck stated that it isn't unusual and explained that what could become an issue, which is what he thinks Chair Lobermeier had been alluding to, is when it becomes 'spot

zoning'. He stated that in this case it works into the Comprehensive Plan and fits into the area, so it would not be considered spot zoning.

OLD BUSINESS: NONE

COMMUNICATIONS: NONE

UPDATES:

Zoning Administrator Weck noted that the City Council had approved the CUP and Site Plan Review for the Dairy Queen, but there was still a question of what has approved for the exterior materials so they will be discussing that at the next meeting.

Chair Lobermeier suggested that the Planning Commission a conversation about building materials because it is an ever-evolving issue. He stated that perhaps there would be time to start those discussions in the 4th quarter. He reminded the Commission that Tuesday, August 30, 2022 there will be an All Boards meeting at 6:00 p.m.

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER NAUMANN, TO ADJOURN THE AUGUST 23, 2022 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:30 PM.

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