

**APPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
OCTOBER 11, 2022
7:00PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for October 11, 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: Council Liaison Brett Ohnstad

Also Present: Fred Weck Zoning Administrator and Robb Linwood City Administrator

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 September 27, 2022**

A MOTION WAS MADE BY COMMISSIONER CARR, SECONDED BY COMMISSIONER NAUMANN, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR SEPTEMBER 27, 2022 AS SUBMITTED.

Voting Aye: West, Carr, Naumann, Iverson, and Lobermeier

Voting Nay: None

Abstain: None

Absent: None

SCHEDULED PUBLIC HEARINGS:

2. **City of Wyoming Comprehensive Plan update**

Location: The City of Wyoming, MN

Applicant: The City of Wyoming, MN

Chair Lobermeier explained that the purpose of this public hearing was to hear comments regarding the Comprehensive Plan. He noted that the Planning Commission is a recommending body and the ultimate approval would come from the City Council. He stated that the Commission started talking about a Comprehensive Plan update in 2016 with the last version adopted in 2009. He explained that things started moving forward again in 2019 when the Commission developed the themes around the Comprehensive Plan, held an Open House, conducted a community survey, and put together a first draft in early 2021. He expressed his appreciation to the various

Planning Commission members including Frank Storm, Matt Engstrom, who chaired the Planning Commission while parts of the plan were worked on as well as former Planning Commissioners Judy Coughlin and Bryan Murdock for their efforts to get the Comprehensive Plan to this point.

Zoning Administrator Weck stated that the most recent update from Eric Zweber at WSB was received yesterday. He stated that tomorrow he will send out a copy of the Comprehensive Plan to the surrounding communities for comments and will ask that they be submitted within 30 days.

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER NAUMANN, TO OPEN THE PUBLIC HEARING at 7:07 P.M.

<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>

Ken Tolzmann, 7039 Lake Boulevard, stated that back when the Comprehensive Plan came up back in 2008/2009, was about the same time that his father passed away. He stated that since that time, he has spoken to people in the neighborhood who have addresses that backup to Greenway Lane and also to real estate appraisers in order to try to get a gut feeling about the situation. He stated that the appraisers have said that the commercial market is pretty much zilch for this kind of property because the big problem is access because nobody knows if MnDot will actually do something with Highway 8. He stated that as it stands now, MnDot shows an access road off of Greenway which would really tie in nicely with what they are asking the Commission to consider. He explained that they would like to ask the City to allow the front portion of the property that has road visibility from Highway 8, to be commercial and the back portion be some sort of multi-family housing.

Chair Lobermeier stated that the point of tonight's public hearing is to get comments from residents and noted that there are both opportunities and challenges along this corridor. He noted that right now they envision this corridor as commercial and asked Zoning Administrator Weck about the zoning.

Zoning Administrator Weck stated that zoning, right now, is commercial and noted that in the 1990 Township Comprehensive Plan, it was Highway Business, which became the City's commercial. He stated that if sewer and water were available, he thinks the back residential area, as Mr. Tolzmann, stated, could be a good fit, however, he did not think sewer and water will ever get back there and will just be well and septic, so multi-family is probably not a good choice.

Chair Lobermeier thanked Mr. Tolzmann for taking the time to come out and give his feedback to the Commission.

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO CLOSE THE PUBLIC HEARING AT 7:10 P.M.

<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>

Chair Lobermeier noted that the Commission would not be taking any action until the 30 day period happens in order to give the surrounding communities an opportunity to comment on the Comprehensive Plan. He encouraged residents to continue to offer their feedback on the plan by

contacting staff.

NEW BUSINESS: NONE

OLD BUSINESS: NONE

COMMUNICATIONS:

Chair Lobermeier reminded everyone that the November 8, 2022 Planning Commission meeting will be held at 8:00 p.m. after the polls close.

Zoning Administrator Weck noted that he has nothing on the agenda for the October 25, 2022 Planning Commission meeting, so that will be cancelled.

UPDATES:

A MOTION WAS MADE BY COMMISSIONER CARR, SECONDED BY COMMISSIONER WEST, TO ADJOURN THE OCTOBER 11, 2022 “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:12 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>