

**AGENDA
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
JUNE 10, 2025
7:00 PM**

CALL TO ORDER:

CALL OF ROLL:

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

An opportunity for members of the public to address the Planning Commission on items not on the current Agenda. Items requiring Planning Commission action may be deferred to staff for research and future Planning Commission Agendas if appropriate. You will be limited to two (2) minutes and we ask that you conduct yourself in a professional, courteous manner, and refrain from the use of profanity. Failure to abide by this policy may result in the loss of your privilege to speak.

APPROVAL OF MINUTES:

1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for May 27, 2025.

SCHEDULED PUBLIC HEARINGS:

2. Variance: V-25-001 Front Property Line Setback
Location: 269XX Forest Boulevard
Applicant: David Boyum
Property ID Number: 21.00164.00
3. Conditional Use Permit Amendment C-25-001 – Dead End Hayride
Location: 28186 Kettle River Boulevard
Applicant: John B. Hastings Family Limited Partnership
Property ID Numbers: 21.10118.00, 21.10128.00, 21.10132.00, and 21.10116.00

NEW BUSINESS:

OLD BUSINESS:

4. Comprehensive Plan Rezone Discussion

COMMUNICATIONS:

UPDATES:

ADJOURN

UPCOMING:

Conditional Use Permit for a Planned Unit Development and Preliminary Plat of "Pointe North at Carlos Avery". Halite Court Fence Height Variance.

**UNAPPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
MAY 27, 2025
7:00 PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for May 27, 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, Dan Iverson, Mark Holl, and Chris Ortwerth

ABSENT: Commissioner Katie West

Also Present: Fred Weck, Zoning Administrator, and Mayor Lisa Iverson

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

Lyle Koski, 5662 287th Street, explained that he has a 16-acre plot which he had divided into 5 acres a few years ago on the north end of the City and noted that he has another 11 acres just to the south, which he also planned to divide, and asked about the timing of the proposed rezoning changes the City was considering.

Chair Lobermeier explained that the timing was somewhat fluid and noted that they had held the public open house to gather input from residents, with the hope of moving forward with the best rezoning decision by this summer. He stated that when they are ready to move forward with the rezoning decision, there would be a public hearing scheduled as part of this proposed action.

Zoning Administrator Weck explained that the City had been looking at Mr. Koski's property as being Industrial, and if he wanted to subdivide it, he would need to do that according to the Zoning Ordinance and how it was planned.

Marge Strand, SRC, stated that what was displayed had a different coloration than what they saw last week.

Zoning Administrator Weck explained that it was the same map, but explained that he had asked WSB to remove the green space areas, so they would only see zoning, and stressed that the designations should all be the same as last week.

Ms. Strand stated that last week, she was under the impression that part of her farm was going to be zoned commercial/industrial, but now it looks like it would be multi-family and single-family residential.

Zoning Administrator Weck noted that he believed Ms. Strand's property was always intended to be residential or multi-family.

Mr. Strand noted that she needed to talk to the City about her 45 acres that are located on the west side of SRC because she didn't know how the City planned to have access to that if it were

zoned commercial/industrial.

Zoning Administrator Weck noted that if the parcel was currently landlocked, the zoning change would not change the fact that it was landlocked. He stated that, however, Ms. Strand decided to develop the land would need to have street access and reiterated that the zoning would not make a difference.

Ms. Strand stated that it would be easier for her to take property that was zoned residential and make it commercial/industrial than to do it the other way.

Zoning Administrator Weck explained that it would not be more difficult if it was still vacant land. He noted that for the City to rezone a parcel from residential to industrial, it would require a 4/5 majority vote of the City Council, but only takes a simple majority for property to go from industrial to residential.

Ms. Strand asked how this would impact her taxes.

Zoning Administrator Weck explained that taxes depend on use and have nothing to do with zoning.

Mark Banta, 24521 Forest Boulevard, Forest Lake, stated that he was glad the City had held the Open House because he had been able to read through things and get some information. He asked for an explanation of housing with onsite wastewater systems.

Zoning Administrator Weck explained that it would be a home with a well and septic, like he already has.

Mr. Banta asked if he would be able to talk to the City Council about this issue before they vote on it.

Chair Lobermeier explained the process for all rezoning applications, which was to come to the Planning Commission for a public hearing and then make a recommendation to the City Council, who were the ones who would ultimately vote on the request.

Mr. Banta stated that he was currently zoned agriculture, which is how he uses the property, and would like to see it come to the family. He noted that the only property marked as continuing with agriculture was the Osterbauer property and explained that Wyoming is a rural community, which means agriculture is very important. He stated that in school, he was part of Future Farmers of America (FFA), and they were committed to providing the right resources, such as planting trees, wildlife, and doing what they could to improve the property naturally, but still feed wildlife and people. He stated that the millions of dollars that were put into the wetland area was a positive thing for the community and have brought in a lot of wildlife, such as trumpeter swans. He stated that the City was looking at making this area mixed use, and in reading through the information, he had been blown away by how poorly this would fit into the picture for this area. He asked what he could do, as a resident, to work to keep this agricultural.

Chair Lobermeier explained that Mr. Banta could continue to use the property for agricultural and could be done, even if it were sold to his family. He stated that nothing in this proposed rezoning would prevent Mr. Banta or his family from using the property the way they use it today.

Mr. Banta suggested that the City rezone at the time the infrastructure, builders, and developers are there, rather than making decisions like this that people may not know about.

Chair Lobermeier assured Mr. Banta that the City was purposely not moving too quickly on this item, even though the Comprehensive Plan guidance had been approved in 2022. He explained that many problems could arise if the City were to do this on a parcel-by-parcel basis, as suggested by Mr. Banta, if someone comes in wanting a certain use in an area that may be incompatible with the neighboring land uses. He noted that there can be problems doing it in both

a comprehensive, larger-scale way as well as on a parcel-by-parcel basis. He explained that decisions need to be made for use based on what is in the Zoning Ordinance and not because they do or do not like something.

Mr. Banta suggested that the City make sure to take into account the City parks and trails, especially in the area he was referring to, because people want to be able to look and see wildlife and nature, and not buildings or lights. He asked the Commission to step into his shoes when they are making this type of decision and try to look at the whole community, and explained that he felt it would be a disservice to the community to rush this, and encouraged them to take their time. He stated that he felt it was a disservice to the residents for the City not to individually inform everyone who this may affect by sending them a letter.

Chair Lobermeier noted that everyone serving on the Commission was also a resident of the City, and when they make recommendations and decisions, they do it with the property owners in mind. He offered to discuss this in greater detail with Mr. Banta following the meeting, but explained that the Commission had a meeting agenda they needed to get to.

APPROVAL OF MINUTES:

- 1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for May 15, 2025**

A MOTION WAS MADE BY COMMISSIONER HOLL, SECONDED BY COMMISSIONER ORTWERTH, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR MAY 15, 2025, AS SUBMITTED.

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

SCHEDULED PUBLIC HEARINGS: NONE

NEW BUSINESS: NONE

OLD BUSINESS:

- 2. Re-Zoning Open House Feedback Review**

Chair Lobermeier expressed his appreciation to Zoning Administrator Weck for the maps because he felt that they had been helpful for everyone. He stated that one of the questions he had asked at the last meeting was whether the City had gotten the map wrong or if they still felt comfortable with it. He read aloud from page 19 of the land use plan: *The Land Use Plan should not be construed as a final blueprint for specific site development, nor as a prospective zoning map. The identification of preferred land uses does not imply that rezoning a specific area is immediately appropriate. While the zoning and subdivision ordinances must be consistent with this plan, the rezoning process is separate from the planning process and must consider the timing of zoning decision, availability of similar land, and the impact of the rezoning decision on other City objectives and policies.* He noted that this was a bit of what they talked about the last time, in asking the question whether the map looked right for the future, and if it was still how they saw the City, and if so, whether the zoning they were considering was correct, and if the timing was

correct.

Commissioner Iverson stated that he understood that this had been done with a lot of thought and consideration over a period of time, but with the feedback they received from the Open House, he questioned what the right ratio of the different land uses was. He noted that industrial use grows quite a bit from the current zoning to this amended zoning and stated that he felt it made sense along the corridor, but for looking at the future vision of the City and the Comprehensive Plan where it talked about keeping rural character, he questioned what the correct ratio would be for that. He stated that he understands that the Comprehensive Plan would not change things immediately and was planning for years from now, but asked if that was 10 years or 20 years, or if it was a generational kind of thing.

Chair Lobermeier referenced the sanitary sewer map and noted that within the Land Use chapter, there is a section that talks about the urban service area, and the interim piece was for about a 20-year time horizon.

Zoning Administrator Weck indicated the depiction of the interim and the existing service areas.

Chair Lobermeier noted that the interim areas were west of the freeway, which can be fairly easily served, but some of it was pretty wet. He stated that, going north, part of their discussion was that it would be fairly easy to get water and sewer up there.

Commissioner Holl stated that he agreed with much of what Commissioner Iverson shared and noted that the City needed to have some industry because it helped pay the bills, and agreed that the City cannot just do spot zoning. He stated that overall, he felt the plan was really good, but they could make a few tweaks here and there. He noted that he had spoken with the septic and sewer people in Chisago County because most of the pushback he heard from the Open House was from the Comfort Lake area. He shared some of the information he learned about sewers and septic systems and noted that he felt it was a good idea to run the sewer line through the area proposed. He stated that he understood the concerns raised by Mr. Banta about wanting to keep using this as farmland, but they can do that if it is kept in the family, and noted that this was for the good of the many and not the good of the few. He stated that people had been notified and believed that there were only about 1/10th of 1% of the residents complaining and reiterated that while this plan was not perfect, he felt the City was doing a good job by moving this forward.

Commissioner Ortwerth stated that he was the newest commission member, so he may not understand all the details. He noted that when Glen Humble came up to him at the Open House, who owned 40 acres on the northside of town and had already willed that to his family and would not be rezoned to industrial/commercial, he was concerned that his family takes the property, it is rezoned, and now Mr. Humble cannot change the house on the property. He stated that his understanding was that Mr. Humble could not build something new with a different footprint.

Zoning Administrator Weck explained that to expand the use, Mr. Humble would need a variance, but if he wanted to remodel and maintain it, he could do that, if it was on the same footprint.

Commissioner Ortwerth explained that he had a problem with the City telling landowners that they cannot do something on their property. He asked if there was already sewer out on the south side of Highway 8.

Zoning Administrator Weck explained that there was nothing on Highway 8 and pointed out the closest sewer location near Johnson Lane.

Chair Lobermeier referenced the sewer plan and explained that the yellow in the legend indicates how much more of the City would someday have sewer service, but noted that it also includes the lake and areas of wetland, and was intended to illustrate the general areas. He noted that there was also a lot of cross-hatched area that they know will never have sewer service, but there

are possible ways to get sewer service to other portions of the City. He noted that some of the feedback from people has been that the City was going to rezone them and require them to hook up to sewer, but the reality is that sewer may never go anywhere near these properties which was why he felt it was important to get more information out to the residents because they are not looking at all the information, which has resulted in many misperceptions about what this action would mean. He stated that, as Zoning Administrator Weck stated earlier, just because the City rezoned a parcel to industrial, that would not prevent someone from coming back and asking the City to rezone it to something else in the future. He stated that even if the City rezones these parcels, they would not be making the property owners do anything different on their properties.

Commissioner Holl stated that this was a good plan that had a lot of work go into it and explained that the City needed to put some uniformity on the spot zoning.

Chair Lobermeier referenced a past apartment project that the developer had tried to shoehorn by Heims Lake. He stated that they want to be able to use the tools in the City's toolbox to ensure that the use is consistent with the Comprehensive Plan and the zoning, but noted that the City has to put some guardrails in place to ensure it happens consistent with other properties in the community and how it can be served with utilities and transportation. He stated that when he considers whether the City has gotten the zoning map correct, his overall sense is that they have gotten it 'mostly' correct but they need to find a way to explain to residents that if they are being rezoned to something that they don't like the things that they can still do with their property. He referenced the concerns raised by Mr. Koski and asked what would happen if he started his subdivision process now.

Zoning Administrator Weck stated that where people start the process is where they would end up, so he could go ahead and subdivide now.

Chair Lobermeier asked if there may be other transitional tools that would be more of a bridge to the thought that, for example, the City thinks this area would be industrial in the future, but they didn't want to rezone it that way right now, other than with just the land use plan. He reiterated that he felt the zoning map that has been put together is pretty close, but there may be areas where they should consider making a few adjustments.

Zoning Administrator Weck stated that he appreciated the ownership concerns that have been raised, but the City needed to look at the City and not just individual parcels, and make determinations based on who did or did not complain. He stated that they need to look at the reasons why the map is the way it is today and make an overall determination.

Commissioner Iverson stated that he was curious about the demand for industrial property in the City because there are properties that have been vacant for a long time.

Zoning Administrator Weck explained that the issue wasn't necessarily that the property was vacant, but that it was not big enough for what people were looking for.

Chair Lobermeier referenced the area of Stacy behind the ballfields, where there used to be nothing, and now there is an industrial park.

Commissioner Iverson stated that if the City opened up this acreage for industrial use with the thought that it would be used in that manner in the future, but questioned whether it would be used that way.

Chair Lobermeier stated that he understood those concerns and acknowledged that the City did not have a crystal ball. He suggested that it may be a good idea to have a joint meeting with the EDA to discuss some of these things.

Zoning Administrator Weck noted that many of the people interested in industrial parcels are looking for ones that are located on the transportation corridors.

Commissioner Holl shared an example when he served on the board in Chisago of interest from St. Thomas for a satellite campus, but they weren't ready, so St. Thomas found another location. He stressed that he thought it was important for the City to be ready.

Chair Lobermeier suggested that at the next meeting, they take some time to discuss what is working, what they still don't know about how things come together, and ways to communicate information to people so that this would not lock them into having to do certain things with their property. He stated that if the Commission feels strongly about any particular parcels or areas of the City, they should bring information to the next meeting and discuss them. He noted that his goal would be for the Commission to be able to move forward, even if they don't agree on every parcel, and get to the point where they generally agreed that the land use plan and zoning map were good. He suggested that before the next meeting, the Commission take some time to review the utilities section of the land use plan.

Mayor Iverson stated that a big issue with this was people not understanding that they can still do what they were already doing on their land, generation to generation, even if it was rezoned, and questioned how they can communicate that to residents. She stated that she planned to work with City Administrator Linwood a bit on some of these communication pieces because if the City doesn't hit this misperception head-on, it will just continue to grow and spread, even though it isn't accurate.

Chair Lobermeier stated that in addition to hearing concerns from people about being able to continue the current activity on their land, he had also heard from people who felt this rezoning would be good for them because it gave them the option of selling their land for commercial use.

Commissioner Ortwerth stated that he felt the conversation the Commission had tonight had helped him get a better understanding of everything and what this rezoning would mean. He noted that it helped clarify that people would have tools to use and the City was not just making the change and forcing people to do certain things with their property.

Zoning Administrator Weck explained that nothing was permanent either because the map can change as they learn things or situations change.

Commissioner Iverson asked if the City rezoned a parcel for industrial use, and it bordered residential property, whether there would be buffering requirements in that situation.

Zoning Administrator Weck gave an overview of the screening and buffering requirements and noted that part of the zoning map was for a transitional area, and the industrial uses were to be with the multi-family and commercial areas before they get to the single-family areas.

COMMUNICATIONS:

Zoning Administrator Weck noted that there are a few things already on the agenda for June 10, 2025, and expected one of the items may bring a full house.

Chair Lobermeier stated that he may need to manage the Open Forum portion of the meeting a bit better.

UPDATES:

A MOTION WAS MADE BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER HOLL, TO ADJOURN THE MAY 27, 2025 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 8:03 PM.

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

**CITY OF WYOMING
PLANNING AND ZONING**

TO:	Planning Commission
DATE:	May 29, 2025
MTG DATE:	June 10, 2025
FROM:	Kim Lindquist, City Planner Fred Weck, Zoning Administrator
RE:	Variance
APPLICANT:	David Boyum
PROPERTY:	R.21. 00164.00
FILE NO.:	V-25-001

OVERVIEW

Applicant, David Boyum, is requesting approval of a variance to the setback requirements found in Division 8. Section 40-234 Heights, Yard, Area and Lot Width and Depth Regulation. Specifically, the applicant is seeking a variance from the required 135 ft front yard setback along county roads for his property, PID: 21.00164.00.

The site is currently undeveloped and zoned R-6 Medium- and High-Density Housing District. The city code requires that homes zoned R-6 have a 135 front yard setback from the centerline of county roads. The dimensions of the existing lot would make it impossible to build a home without a variance from the required setbacks. The applicant is requesting a variance so that his home is a similar distance to Forest Boulevard as the northern adjoining lot.

The applicant has submitted a survey that includes the dimensions and location of the proposed home. The proposed home would be located 80 feet from the centerline of Forest Boulevard when the required setback is 135 feet, prompting a front yard variance of 55 feet. The proposed home would be approximately 1826 sq ft. and is generally consistent in size with other single-family homes in the immediate neighborhood.

The location of the parcel requires it to have access to Forest Blvd. The two other buildings on the block have access on the adjoining local streets rather than along Forest Blvd. The applicant is asking that his home be located a similar distance to Forest Blvd as the apartment complex to the north that has a front side yard setback of 75 feet from Forest Blvd.

Typically, cities enforce setbacks from roads and encourage applicants to build within required setbacks. Unfortunately, the location and size of the lot make building a new home within the setback requirements difficult if not impossible.

STAFF RECOMMENDATION

Based on review of the request and the standards for approval, staff is recommending approval of the variance for PID: 21.00164.00, from the front yard setback requirement in Section 40-234 based on the following findings of fact:

The request and resulting home will not:

- (a) Impair an adequate supply of light and air to adjacent property.
- (b) Unreasonably increase the congestion in the public right-of-way.

- (c) Increase the danger of fire or endanger the public safety.
- (d) Unreasonably diminish or impair established property values within the neighborhood.
- (e) Cause an unreasonable strain upon existing municipal facilities and services.
- (f) Be contrary in any way to the spirit and intent of this Ordinance.
- (g) Have a negative direct or indirect fiscal impact upon the City or school district unless the proposed use is determined to be in the public interest.

STAFF REVIEW

Existing Conditions

The subject property is zoned R-6 Medium- and High-Density Housing, and it is not currently developed. The zoning and surrounding uses are as follows:

North – R-6 Medium- and High-Density Housing; apartment building.

South – Commercial; City of Wyoming Fire Department

East – R-4 One and Two Family Residential; residential homes

West – Commercial, undeveloped

Variance Review

Section 40-120(5) outlines the criteria for granting a variance to provide relief to the landowner. The following are the criteria for granting of a variance:

- (a) The property in question cannot be put to a reasonable use if used under the conditions allowed by this Ordinance.

The lot's location and size would prevent the owner from building or using the lot for residential use without a variance.

- (b) Exceptional or extraordinary circumstances apply to the property which does not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, topography, or other circumstances over which the owners of the property, since enactment of this Ordinance, have had no control.

According to city code Sec. 40 – 234, adjoining buildings should also have a 135 ft setback from Forest Blvd. The applicant is requesting approval similar to what is experienced elsewhere on the block and is not extraordinary. The lot size is a limiting factor which does not apply generally to other properties within the neighborhood.

- (c) That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.

The applicant has explained in his narrative that the lot's depth would make it impossible to build without a variance from the front yard setback, and staff agrees. According to the survey submitted, maintaining the 135 ft front yard setback and the 35 ft rear yard setback results in an overlap of the setbacks and no buildable area for a home. The inability to build a home would deprive the applicant of rights commonly enjoyed by surrounding properties and means that there is no reasonable use for the property.

- (d) The special conditions or circumstances do not result from actions of the applicant.

The circumstances are caused by the dimensions of the lot and the ordinance not by any actions of the applicant.

(e) That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to owners of other lands, structures, or buildings in the same district.

The construction of a home similar in size and location of others in the neighborhood would be reasonable and would not give the owner any special privileges.

(f) The variance requested is the minimum variance which would alleviate the hardship.

The applicant is proposing a variance of 55 ft that would allow construction of a reasonably sized home while maintaining the other required setbacks established for the district.

(g) The variance would not be materially detrimental to the purposes of this Ordinance, or to property in the same zone.

Based upon the information from the applicant, the proposed home and setback are reasonable for the neighborhood and would not be detrimental to the goals set in the ordinance or harm other properties in the area.

(h) Economic conditions or circumstances alone shall not be considered in the granting of a variance request if a reasonable use of the property exists under the terms of the ordinance

Economic conditions alone are not considered in the granting of this requested variance.

The size of this lot and its location require a variance to make it buildable. The applicant is requesting a reasonable variance of 55 feet from the required 135 ft front yard setback. The proposed home will be located 80 feet from the center line of Forest Blvd which is a similar distance to the apartment building to the north of the property. Granting this variance will allow the applicant to make use of the property while maintaining the other required setbacks established in the ordinance.

Staff believe the requests meet the 8 criteria for granting a variance in addition to the seven findings of fact for granting of a variance.

The proposal will not:

(a) Impair an adequate supply of light and air to adjacent property.

(b) Unreasonably increase the congestion in the public right-of-way.

(c) Increase the danger of fire or endanger the public safety.

(d) Unreasonably diminish or impair established property values within the neighborhood.

(e) Cause an unreasonable strain upon existing municipal facilities and services.

(f) Be contrary in any way to the spirit and intent of this Ordinance.

(g) Have a negative direct or indirect fiscal impact upon the City or school district unless the proposed use is determined to be in the public interest.

Next Steps

The City Council will review the Planning Commission's variance recommendation at the next regularly scheduled meeting.



City Of Wyoming
26885 Forest Blvd, PO Box 188
Wyoming, MN 55092
Phone (651) 462-4947
permits@wyomingmn.org

LAND USE & VARIANCE APPLICATION

A variance application initiates a request for an allowance to vary from the terms of the Ordinance and is heard by the Planning Commission who will make a recommendation to the City Council. The City Council will make the final decision.

Property Address: _____

Applicant(s) Information:

Name(s) David Boyum
Address 16481 Flintwood St. NW
City Andover State MN Zip 55304

Home (763) 568-2104
Work "
Email djboyum23@gmail.com

Owner(s) Information: (if other than Applicant(s))

Name(s) _____
Address _____
City _____ State _____ Zip _____

Home _____
Work _____
Email _____

Owner(s) Signature(s) David Boyum

Date 3/25/25

Legal description of property: Section 20 Township 033 Range 021 & LOT 7
Subdivision Name WYOMING CITY Lot 006 Block 008 Subdivision Cd 21010

Property Identification Number: R.21-00164.00 Present Zoning: R 6

Present use of property: Vacant

Proposed use of property: Single family residential

Description of request: Setback variance

This application and the following attachments must be submitted to be considered a complete application:

1. A detailed map of the property showing the location of existing and proposed structures and improvements and existing land uses and buildings of adjacent properties within 500 feet. A survey is required for all setback variances.
2. A letter to the Planning Commission describing the variance request and how the request satisfies the criteria found in Sec. 40 – 120, (5), (a) – (j).
3. A completed Variance Worksheet (attached).
4. The variance fee (\$220.00) must be paid at the time of application. The application fee and escrow must be paid at the time of application. The fee is not refundable. The unused portion of the escrow will be returned to the applicant.
5. Any other information deemed necessary by the Zoning Administrator or Planning Commission. (A variance application for a property in a Shoreland District must include a valid Septic System Certificate of Compliance)

A public hearing can be scheduled only after a complete application has been received.

Applicant(s) Signature David Boyum Date 3/25/25

As the applicant for this request, I agree to reimburse the City for all expenses incurred by the City in employing planning, engineering, legal, and other professional consultants in reviewing this application. This may include the replenishment of any escrow funds as required as part of this application. Such costs shall be paid by me, the applicant, regardless of the outcome of the review and prior to commencing any work on the project. All of Article V, Division 7, Variances, is attached to this application and by signing this application, the applicant acknowledges that it has been read and understood.

OFFICE USE ONLY

Application # V-25-001

Date Complete Application Received 5 / 5 / 25

Fee \$220.00 + Escrow \$750.00
Revised 01/24/23

Date Application Received 5 / 5 / 25

60 Days 7 / 4 / 26

Date Paid 5 / 5 / 25

By: _____

Check # 185 Official

City of Wyoming Variance Worksheet

Applicant(s): David Boyum Phone: (763) 568-2104

Address: _____

Variance request description: Variance to change setbacks to make lot buildable.

City Ordinance Section number: Section 40 - 234

Answer the following questions based on the criteria found in Sec. 40 – 120, (5), (a) – (j). If needed, use a separate page. All questions must be answered.

Criteria #1 The property in question cannot be put to a reasonable use if used under the conditions allowed by this Ordinance.

Applicant - Can the property in question be put to a reasonable use if used under the conditions allowed by this Ordinance? ☐ Yes ☒ No

Describe: The front and rear setbacks are too large.

There's no room to build.

Criteria #2 Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, topography, or other circumstances over which the owners of property since enactment of this Ordinance have had no control.

Applicant - Do exceptional or extraordinary circumstances apply to the property that do not apply generally to other properties in the same zone or vicinity, and do they result from lot size or shape, topography, or other circumstances over which the owners of property since enactment of this Ordinance have had no control?

☒ Yes ☐ No

Describe: The surrounding properties are much closer to

the road than the current ordinance allows.

Criteria #3 That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.

Applicant - Does the literal interpretation of the provisions of this Ordinance deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance?

☒ Yes ☐ No

Describe: Same as above (Criteria #2)

Criteria #4 The special conditions or circumstances do not result from actions of the applicant.

Applicant - Do the special conditions or circumstances result from actions of the applicant?

☐ Yes ☒ No

Describe: I recently bought the property + the ordinance

was pre-existing.

City of Wyoming Variance Worksheet (Continued)

Criteria #5 That granting the variance requested will not confer on the applicant any special privilege that is denied by this Ordinance to owners of other lands, structures, or buildings in the same district.

Applicant - Will granting the variance requested confer on the applicant any special privilege that is denied by this Ordinance to owners of other lands, structures, or buildings in the same district? ☐ Yes ☒ No

If yes, describe. _____

Criteria #6 The variance requested is the minimum variance which would alleviate the hardship.

Applicant - Is the variance you are requesting the minimum variance which would alleviate the hardship?

☒ Yes ☐ No

Describe: I just want to build as close to the road as
the property directly North of my lot.

Criteria #7 The variance would not be materially detrimental to the purposes of this Ordinance, or to property in the same zone.

Applicant - Will the variance be materially detrimental to the purposes of this Ordinance, or to property in the same zone? ☐ Yes ☒ No

Describe: No, should have no impact.

Criteria #8 Economic conditions or circumstances alone shall not be considered in the granting of a variance request if a reasonable use of the property exists under the terms of the ordinance.

Applicant - Is the requested variance for economic reasons? ☐ Yes ☒ No

Describe: No, it is solely so I can build and live on
the property.

Criteria #9 In the Flood Plain District, no variance shall be granted which permits a lower degree of flood protection than the Regulatory Flood Protection Elevation for the particular area or permits standards lower than those required by state law.

Applicant - Is the property in a Flood Plain District? ☐ Yes ☐ No

Criteria #10 Variances shall be granted for earth-sheltered construction by state statutes when in harmony with this Ordinance.

Applicant - Is the variance for earth-sheltered construction? ☐ Yes ☒ No

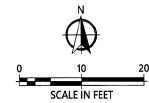
If yes, how is the request in harmony with the ordinance? _____

Hello,

My name is David Boyum and I am requesting a setback variance for my property in Wyoming, MN. The property identification number is R.21.00164.00. As it currently sits, the property is not buildable due to the 135' front setback (from the center of the county road) and the 35' rear setback. There is roughly 34' from the center of Forest Blvd to the start of my property. The property is only 130' deep leaving no room to build on it.

Specifically addressing the criteria in Section 40-120, (5), (a) – (j), the property cannot be put to a reasonable use as is. These setbacks would qualify as exceptional or extraordinary circumstances due to the fact that the neighboring properties are much closer to Forest Blvd than the current setbacks allow. The neighboring building to the North is 75' from the center of Forest Blvd. The current literal interpretation of the provisions of this ordinance would deprive me of rights commonly enjoyed by other properties in the same district. These circumstances did not result from my actions. Granting this variance request would not give me any special privileges. Allowing me to build 75' from Forest Blvd would be the minimum variance that would alleviate this hardship. This variance would not be materially detrimental to any properties in the same zone. No reasonable use of the property exists under the terms of the ordinance. The property is not in a flood plain district and is not going to be an earth sheltered home.

CERTIFICATE OF SURVEY
LOTS 6 AND 7, BLOCK 8, WYOMING CITY,
SEC. 20, TWP. 33, RNG. 21,
CHISAGO COUNTY, MINNESOTA.



EXISTING PROPERTY DESCRIPTION

(Per Warranty Deed Doc. No. A-669137)

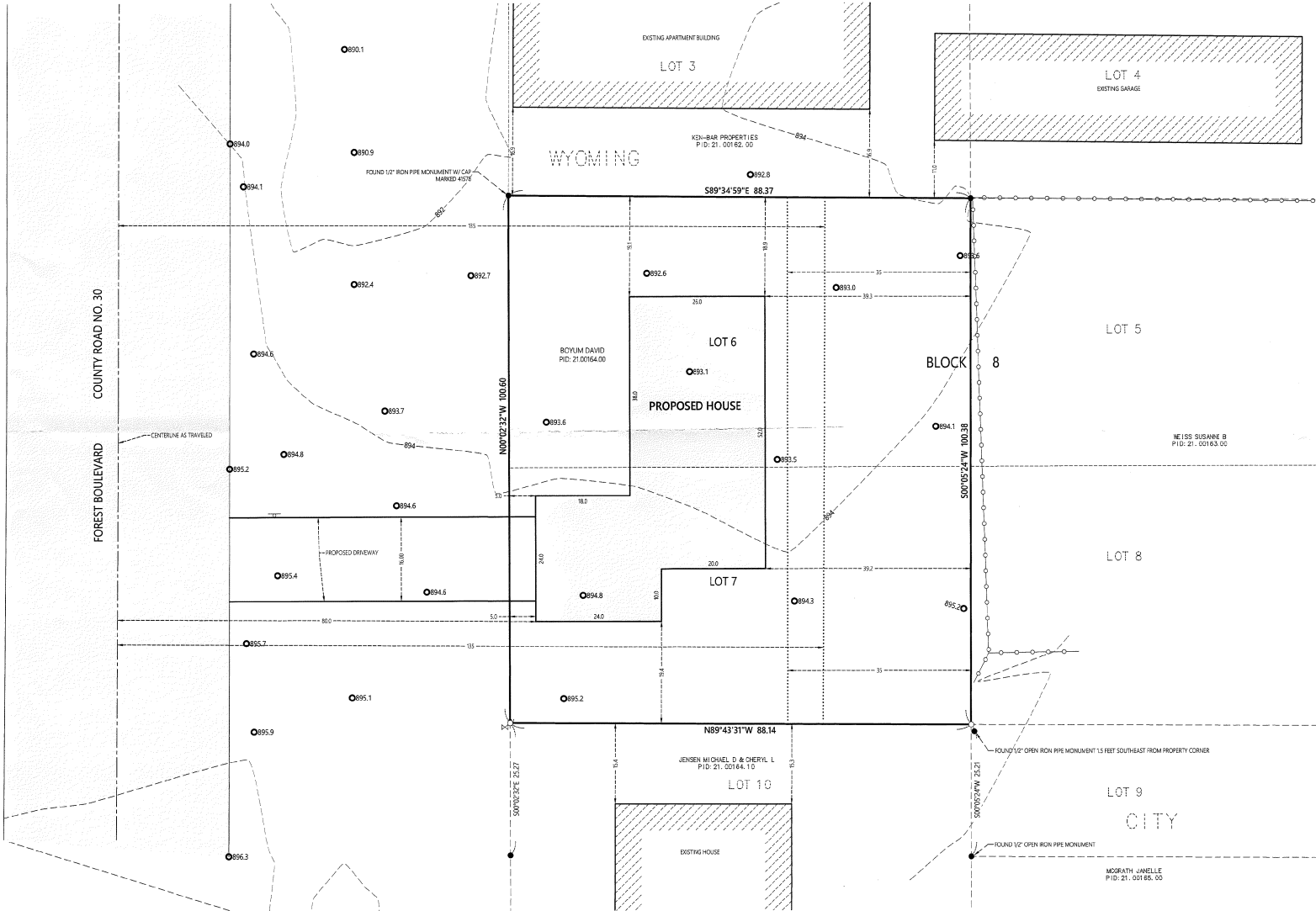
Lots 6 and 7, Block 8, Town of Wyoming, Chisago County, Minnesota.

SURVEY NOTES

1. Benchmark: MNDOT BM "Saria" Elev. = 914.204 (NAVD 88)
2. The subject property does not have an address assigned at the time of this survey. PID: 21.00164.00
3. Total Acreage: 8,868 sq.ft. or 0.2 acres.
4. Contours shown are per field data NAVD88 Datum.
5. The subject property lies within zone X, areas determined to be outside the 0.2% annual chance floodplain per FEMA Flood Insurance Rate Map No. 27025C0375D effective date 04/17/2012.
6. The property is zoned R4 (One and Two Family Residential according to the City of Wyoming zoning map. Building setback distances are:
 - a. Front Yard(From C/L): 135 feet
 - b. Side Yard: TBD
 - c. Rear Yard: 35 feet
7. This survey was completed without the benefit of a title commitment or opinion. There may be easements or other limiting factors not shown on this survey which affect the subject property.
8. The underground utilities shown on this survey are according to observed evidence and Gopher One, Ticket No. 251253665 together with plans. Wisdeth assumes no responsibility for the completeness and accuracy of these locations. Further locations and verifications are recommended before any construction or excavation.
9. The fieldwork was performed on May 5th, 2025.

LEGEND

- SUBJECT TRACT(S) BOUNDARY
- FENCE - CHAINLINK
- BUILDING
- PLATTED LOT LINE(S)
- BITUMINOUS PAVEMENT
- WATER MAIN VALVE
- SIGN - SINGLE
- DENOTES FOUND 1/2" IRON PIPE MONUMENT W/ CAP MARKED 6617 UNLESS LABELED OTHERWISE IN THE DRAWING
- DENOTES SET 1/2" IRON PIPE MONUMENT W/ CAP MARKED 42648



WIDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

DRAWN BY:
JAS
CHECKED BY:
KLJ

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Kerry L. Jordan

LIC. NO: 43648 DATE: 05/05/2025

DATE
AMENDMENT DESCRIPTION

PREPARED FOR:

DAVID BOYUM

CERTIFICATE OF SURVEY

PROJECT #: 2025-10704

**CITY OF WYOMING
PLANNING AND ZONING**

TO:	Planning Commission
DATE	June 6, 2025
MEETING DATE:	June 9, 2025
FROM:	Kim Lindquist, City Planner Fred Weck, Zoning Administrator
RE:	Conditional Use Permit for a Commercial Outdoor Recreation Areas use in the Agriculture District
APPLICANT:	John B Hastings Family Limited Partnership
PROPERTY OWNER:	John Hasting Family Limited Partnership
PROPERTY:	28186 Kettle River Blvd
FILE NO.:	C-21-0001

OVERVIEW

The applicant is John B Hastings Family Limited Partnership, and they are requesting an updated conditional use permit for Commercial Outdoor Recreation Areas in the Agriculture zoning district. The application is to update the current city permit to more accurately reflect the activities currently occurring at the site and approve those anticipated in the future. The applicant currently runs three fall activities, the Pinehaven Farm Fall Festival & Pumpkin Patch, the Dead End Hayride and Haunted House and the Great Pumpkin Trail. The first two activities have occurred at the site for some time and were initially anticipated in the existing 2004 CUP. The Great Pumpkin Trail started in 2024. Additional activities which occur at the site include school field trips from May through July. Weddings had previously occurred at the site and have ceased as of May 2024. The applicant is also anticipating additional activities on the site, a Holiday Event Series which would be from Thanksgiving through New Year's, and a Winter Event series which could be from the first week of January through March.

The City had requested a review and potential revision to the current 2004 Conditional Use Permit primarily due to neighborhood and City concerns about traffic, noise, dust and road maintenance associated with the number of vehicles trips generated by the events. Based upon the current situation, staff believes that the present operations are out of compliance with the prior 2004 approval, with special consideration to condition #2:

The use will not create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.

And condition #6:

The use will be located, designed, maintained, and operated to be compatible with the existing or intended character of the zoning district in which it is to be located. The use will generate only minimal vehicular traffic on local streets and shall not create traffic hazards or unsafe access or parking needs.

The intention of this review is to update the permit to allow reasonable use of the property with commercial outdoor recreation activities while addressing neighborhood and community concerns about the amount of activity at the site, and resulting impacts, and allow some increase in future events at the property.

SITE CHARACTERISTICS

The site is approximately 165 acres and comprised of four different tax parcels. The uses primarily occur on the larger property with parking spreading into other adjoining lots. It is estimated there are approximately 1800 stalls available for parking although they are not stripped. Access is from the southeast, from Kettle River Blvd, which is a gravel road. Due to the geology of the area, to the west is Carlos Avery WMA, there is no ability to obtain an additional access to the site. Therefore, all traffic to and from the site are accessing the property from E. Viking Blvd to Kettle River Blvd and ultimately unto the private drive for the property, generally north of 280th.

The property is zoned and guided for Agriculture use, and the applicant indicates that farming, along with the event activities occur at the site. Additionally, there are some other operations at the site which includes a tree service and composting operations. These uses are considered agriculture but may also contribute to some of the traffic related concerns generated by the site. For example, staff believes the commercial vehicles for the tree service operation may be over the size and weight limit permitted on the city streets and are contributing to the degradation of the gravel roadway.

The property contains numerous outbuildings to facilitate commercial outdoor recreation events. Building permits are required for all construction and the Fire Marshall must also inspect them. As part of their events, food and liquor may be available and licenses are required for the vendors.

A transportation study by Chisago County may impact the adjoining road system in the future. The County is currently studying the East Viking Boulevard corridor west of I- 35. Chisago County is collaborating with MNDOT and the City on this study to determine ways in which improvements can be made to improve operations, how access can be managed, and to improve safety. A number of working alternatives and traffic data have been shared with the applicant's traffic engineer to aid in their understanding of the traffic concerns. The results of this study may ultimately impact some of the operations in the area of this project.

EVENTS

Over time it appears that the number of activities offered at the differing events have increased. The addition of differing activities means that the length patrons stay for each event most likely grew. In discussions with the applicant, it was indicated that customers spend approximately 3-6 hours at the Pinehaven Farm Fall Festival (Pumpkin Patch), which is open from 10 am to 7 pm on Fridays, Saturdays, and Sundays.

The Haunted Hayride (haunted house) activity is estimated to take 1 3/4-2.0 hours and is open on a variable schedule. At the start of the event schedule, the hayride may only be open on weekends with expanded weekday options as the nights get darker earlier and it gets closer to Halloween. Per the 2004 permit, the Haunted Hayride is open for 2 months, September 15-November 15. It is unclear if that is rigidly followed or if the dates slide somewhat depending upon the calendar. Regardless, the number of days should not increase. The 2004 permit also states the haunted house shall close at midnight each day when the hayride is open. It is also unclear whether all haunted

hayride operations shut down at midnight or the last run-through occurs at midnight. The activity generally opens at dusk sometime around 6:30 or 7 and runs till midnight.

The most recent event addition is the Pumpkin Trail which started in 2024. The applicant indicated that the Trail closes about 1 hour before the hayride starts and its' customers are more younger families than the attendees to the Hayride. It is estimated that customers to the pumpkin trail spend approximately 1.5 hours at the site. It is difficult to draw too many conclusions about the Trail impact on the property given it has only been in operation one year.

As noted the applicant is exploring a Holiday Event and Winter Event that will mean activities at the site from Thanksgiving through March. It is assumed that most of the attendance would be during the weekends although not all.

While there are more events provided than that in 2004, and also more activities at some of the events, it appears that the popularity of the events, particularly the Hayride has also increased. In 2004 the applicant proposed parking for 222 vehicles which has now grown to parking for 1800 vehicles.

The applicant has information about the number of visitors to the property primarily through their on-line reservation system. They have indicated there is also some "walk-up" attendees. As depicted in their application for the 2024 season they estimate the following attendance:

Pinehaven Farm Fall Festival (Pumpkin Patch)

Average Daily Attendance; 3,000

Peak Attendance: 6,400

Walk-Up: Approximately 30%

The Dead End Hayride (and haunted house)

Average Daily Attendance: 2,870

Peak Attendance: 5,600

Walk-Up: Approximately 2%

The Great Pumpkin Trail

Average Daily Attendance: 1,625

Peak Attendance: 3,200

Walk-Up: Approximately 11%

School Tours and other Small Gatherings

Average Daily Attendance: 200

Peak Attendance: 650

The applicant noted that there is not a lot of overlap between the different events and the customers. The Haunted Hayride customers do not typically go to the Fall Festival activities prior to the Hayride. Meaning they each have discrete customers and unique vehicle trips to the site. It is more likely that some of the Fall Festival attendees may also participate in the Pumpkin Trail, although given that there is only one year of operation it is unclear how many of the customers overlap the two events.

In discussions with the applicant's traffic consultant, he suggests using 2.75 persons in a vehicle to estimate the vehicle traffic. In staff's opinion it makes sense to assume that people are carpooling for these events, particularly since many are family oriented and some riders would be under the driving age. Using the information above, the number of vehicles per event equates to:

Pinehaven Farm Fall Festival (Pumpkin Patch)

Average Daily Attendance; 3,000 approximately 1091 vehicles

Peak Attendance: 6,400 approximately 2,327 vehicles

The Dead End Hayride (and haunted house)

Average Daily Attendance: 2,870 approximately 1044 vehicles

Peak Attendance: 5,600 2,036 vehicles

The Great Pumpkin Trail

Average Daily Attendance: 1,625 approximately 591 vehicles

Peak Attendance: 3,200 approximately 1,164 vehicles

(not including school tours or special events)

Given the overlapping dates of the fall activities it is assumed some of the peak days of the Fall Festival could be the same date of the peak Hayride attendance, meaning over 9,000 people could be coming to the site on one fall day, and creating approximately 4,000 vehicle round trips.

An additional source of vehicular trips is the number of employees that are employed for the fall events. The Supplemental Information found in the application provides total employment information on a per day basis. There are two different pages, one noting the Mid Minnesota Entertainment which has total employees of approximately 447. These are the employees that work at the Haunted Hayride and Haunted House event and the Pumpkin Trail. The other listing of employees is from the Pinehaven Farm employees who are associated with the Fall Farm Festival. In 2024, there were 110 employees in this category. It is recognized that not all of the employees work at the same time, although many would be working on the busier days of the fall events. And while the employee hours may be staggered given the different operating hours of the events, and the different tasks individuals do during their shift, they are driving to the site which increases the Average Daily Traffic by several hundred each day.

TRAFFIC IMPACTS

The main issues raised regarding the existing land uses on the site relate to traffic generation and the impacts on Kettle River Blvd. In part this is due to the fact that the road is a gravel road, creating problems with dust and prompting excessive maintenance on the road by the City, due to the documented vehicular trips. Residents have concerns about gaining reasonable access to their homes in a timely manner and all parties are concerned about good access for emergency vehicles. The applicant has contacted a transportation engineer who is assisting them with a traffic management plan. He indicated there are several issues in play; the one-way access, the gravel road, and the left turns necessary at Kettle River and Viking Blvd which cause back-ups along the entire access system, and the concern over the ability for quick, easy emergency vehicle access to the site and residential access route.

Staff is requesting the applicant submit a traffic operational plan which addresses concerns listed above. There are some key ideas which were mentioned by the applicant and in discussion with their traffic consultant that would be helpful and should be initiated at the site. Further, staff has some recommendations. These are as follows:

1. Provide personnel/contract officers for traffic control at the intersection of Kettle River Blvd and E. Viking Blvd.

It is estimated the majority of traffic to the site comes from Hwy 35. That means that traffic leaving the site must turn left at Kettle River Blvd unto E. Viking Blvd to access Hwy 35, regardless of whether the customer is heading north or south. A left turn takes more time than a right turn and the vehicle often needs to wait longer for cross traffic before making the turn. It has been noted by the applicant and the City that this intersection does not function well during high volume dates, because of the left turn movement, causing back-ups and delays along the entire stretch of Kettle Blvd. Contract officers with Wyoming PD and/or the County Sheriffs officers would be able to direct traffic, and therefore clear out the intersection faster than the current situation. This is a recommendation from the Traffic Engineer City staff and is a recommendation of approval as part of an overall traffic operations plan.

2. Increase the private access at the entrance to the site and provide more on-site vehicle stacking.

To reduce conflicts into and out of the site, the applicant should expand the driveway into the property from Kettle River Blvd. The applicant has attendees who assist in organizing parking, which saves time as compared to customers finding their own parking stalls. However, there is a lot of stacking which occurs along the private entrance drive and cars continue to stack unto the Kettle River Blvd, a public roadway. The applicant should expand the private access drive, which generally starts north of 280th. The applicant should ensure there is ample room for two-way traffic and should consider widening drive lanes for additional vehicle stacking. If that is not possible, or in addition to, the applicant should provide additional on-site stacking so that vehicles do not stack unto the public roadway. This would require installation of an additional driveway system interior to the site where vehicles can wait until they can enter the parking lot.

The ordinance requires thirteen (13) conditions be met for granting a conditional use permit in the agricultural district.

STAFF RECOMMENDATION

The requirements of Chapter 40, Article V, Division 6, “Conditional Use Permits”, Section 40-112 and Chapter 40, Article VI, Division 16 “Notification of Variance and Conditional Uses” as contained in the city of Wyoming Ordinance have been complied with. Staff is recommending approval of a Conditional Use Permit for an Outdoor Recreation Use on the subject property to be used for outdoor activities including Haunted Hayride, Pumpkin Trail, and Fall Festival in the A-Agriculture zoning district upon the findings of fact and subject to the following conditions.

1. The property owner shall expand the entrance drive to the site to increase stacking of automobiles off of the public Kettle River Blvd right of way. Stacking areas should be

installed to significantly reduce potential car stacking on city streets. A plan including grading, tree removal, and stormwater standards is required prior to implementation of the drive aisle expansion or interior stacking area for city staff review and approval. The increased stacking area shall be implemented prior to the 2025 Fall Festival season begins.

2. A traffic study shall be conducted after the 2025 fall season to address traffic generation associated with the events and activities currently being implemented including the current and future conditions analysis and the timing of the traffic on the streets to be paid for by the property owner with a consultant chosen by the City. The report should provide potential mitigation measures as necessary. Thereafter, the City may collect data regarding traffic volume to the Property every odd year and in the event such data indicates a volume increase of at least 10% of the peak day traffic or a 20% increase in the ADT as compared to the previous study the City may require an updated traffic study be completed and paid for by the property owner.
3. Upon completion of any traffic study, completed pursuant to condition 2, the property owner shall be responsible for completing the remediation requirements identified in the traffic study to mitigate the impacts caused by the uses on the property owner's Property.
4. The property owner shall be solely responsible for the cost of paving and expanding the stretch of Kettle River Boulevard North beginning from property owner's property extending south along the boulevard up to the intersection with East Viking Boulevard. Such paving of the road shall be completed in accordance with all City and state requirements and managed, designed and constructed by the City, or their designated representative, in the same manner as any other road improvement project within the City except that property owner shall bear sole responsibility for the cost of the improvement. Improvement of the road must be completed no later than January 1, 2028.
5. Due to the traffic impacts associated with the use and the adverse effects impacting neighboring residents and the City, the number of visitors are capped at the number provided by the property owner in their 2025 application for average daily and peak attendance and no additional activities shall be added to the three fall events: the Pumpkin Trail, the Pinehaven Fall Festival and the Haunted Hayride. Upon the paving and expansion of the road as provided in condition 4 and satisfaction of the remaining conditions regarding traffic and patron queuing, the property owner may request the City permit an increase in visitors and activities which request may be granted by approval of the City in its sole discretion.
6. The operating hours for the Haunted Hayride and all site events proposed at the site is 12 midnight. All operations shall be closed at midnight and customers shall be removed at midnight. In the event taxi or rideshare services (such as Uber, Lyft, or similar platforms) are unavailable or inaccessible for a patron who is unable to safely transport themselves away from the Property, the property owner shall make reasonable efforts to assist in securing safe transportation. In any event, if property owner is aware rideshare services will not be available for patrons the property owner must make commercially reasonable efforts to notify patrons that such services will not be available for departure from the Property and patrons should arrange other transportation.
7. The property owner shall design and implement a site traffic operational plan which addresses operational traffic concerns including changes to address traffic, roadway

maintenance and emergency vehicle and local resident access concerns. Such traffic operational plan shall include commercially reasonable means to prevent queuing of vehicles onto Kettle River Boulevard North. The property owner shall comply with the traffic plan upon city acceptance of the operational plan. shall be submitted by August 1, 2025 and all recommendations implemented prior to commencement of the Fall Events.

8. The property owner will pay the city for up to two city contracted calcium chloride based treatments per year and reimburse the City for additional grading costs along the gravel roadway above and beyond what would be deemed typical maintenance on a gravel road due to the unusually high volume of traffic on Kettle River Boulevard. The City will contact the property owner prior to road maintenance occurring.
9. The property owner shall submit detailed information about the activities proposed for the two new events proposed, the Holiday Event and Winter Event Series, subject to City Council approval prior to initiating any new events. The property owner shall have a neighborhood meeting and invite all residents along Kettle River Blvd so they can see what activities are proposed and how the business will operate. In no case with the hours of operation or the anticipated traffic counts be greater than what is experienced at the site for the Fall events. Lighting information and an illumination plan is required.
10. Each year, prior to the opening of the Haunted Hayride and Haunted House event, an operational permit per the state fire code is granted by the City Building Official or Fire Marshal.
11. Any new construction on the site is subject to review and approval of building permits prior to any construction occurring.
12. The Haunted Hayride and Haunted House event operates for a total of 8 weeks generally running from mid-September to November 1. The new Holiday Event Series shall operate for no longer than 8 weeks and the Winter Event Series shall not operate for longer than 12 weeks.
13. The property needs to comply with all applicable local, state and federal regulations including meeting all zoning ordinance requirements.

STAFF REVIEW

General Comprehensive Plan and Zoning Review

The subject property is zoned and guided for A-Agriculture. The Agriculture district allows “commercial outdoor recreation areas that are similar to public recreation areas including recreational camping area, golf course, swimming pools, and resorts” as well as other uses determined to be similar to those listed as permitted and conditional use. The applicant proposes a semi-public recreational use which is similar to the conditional uses described in Section 40-172.

The zoning and surrounding guided uses are as follows:

North – A-Agriculture and Carlos Avery WMA Rural Neighborhood

South – A-Agriculture

East – Hwy 35

West – A-Agriculture

Conditional Use Permit Standards

Chapter 40, Article V, Division 6, Conditional Use Permits, Section 40 – 112, sets forth the general standards that shall be met in order to grant a CUP. Granting of a Conditional Use Permit is required for approval of a commercial outdoor recreation use in the Agriculture zoning district. The standards are as follows:

1. The use is in conformity with the Comprehensive Plan and development policies of the City.

The use can be in conformance with the Comprehensive Plan and the Zoning Ordinance so long as the use meets other standards for granting a conditional use, which means there is not excessive demand on public infrastructure or not impacts on adjoining neighbors. Conditions of approval address these concerns.

This use is fairly general in nature and the Commission and Council may wish to provide more direction, which would include additional regulations to permit this use in an agriculture zone. The ability to have a year-round commercial, non-agricultural use may not be what is desired by the community and may not be what would be expected by the surrounding neighborhood.

2. The use will not create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.

The use currently places an excessive demand on existing public streets, beyond that which would be anticipated for a gravel road. Industry standards for paving a gravel road are generally in the 250-500 vehicles per day. The current use generates over that ADT amount and could result in 2 or 3 times that many vehicles on various operational days based upon the applicant's information. A condition of approval recommends the applicant pave the Kettle River Blvd, most likely with three lanes to permit better flow of traffic for customers and also residents of the area which are negatively impacted by the amount of traffic. A three-lane road can also provide flexibility during operations should emergency vehicles need to access the site or neighborhood. Compliance with conditions should assist in meeting this standard. The anticipated traffic study in 2025 and the traffic management plan will also assist in addressing traffic-related issues which would be forthcoming.

3. The use will be sufficiently compatible or separated by distance or screening from adjacent development or land so that existing development will not be depreciated in value and there will be no deterrence to development of vacant land.

The existing events and the proposed new events are separated some distance from adjoining development so that property values should not be depreciated.

4. The structure and site will have an appearance that will not have an adverse effect upon adjacent properties.

There are few adjacent properties not owned by the applicant and therefore the site appearance should have no impact on adjoining properties.

5. The use in the opinion of the City is reasonably related to the overall needs of the City and to the existing land use.

The uses proposed are allowed by the existing ordinance. This standard has been met.

6. The use will be consistent with the purpose of this and other City Ordinances.
The ordinance currently allows this use if it can comply with ordinance CUP standards. Recommended conditions of approval, along with implementation of the traffic study and traffic operational plan may be necessary to comply with CUP required standards.
7. The use will be located, designed, maintained, and operated to be compatible with the existing or intended character of the zoning district in which it is to be located.
The applicant must adhere to the ordinance standards and conditions of approval for the conditional use permit, which will mean the site is consistent with the existing and intended character of the Agriculture zoning district.
8. The use will generate only minimal vehicular traffic on local streets and shall not create traffic hazards or unsafe access or parking needs.
The use currently generates significant vehicular traffic as compared to a traditional agricultural use. There are recommended conditions of approval to address traffic related concerns. However, it is unclear if the conditions will be successful in addressing all issues, such as traffic backups, access to homes by residents, and emergency vehicle access. If so, additional modifications are required which could result in a cap on customers to the site for the fall events or the new winter events.
9. Existing businesses nearby will not be adversely affected because of the curtailment of customer trade brought about by intrusion of noise, glare, or general unsightliness.
The proposal does not impact existing nearby businesses.
10. The establishment or maintenance of the use shall not be detrimental to the public, health, safety, or general welfare.
The current operations do not comply with this standard due to site traffic generation which is detrimental to the public, health, safety and general welfare as noted in the staff report.
11. The use will not be hazardous, detrimental, or disturbing to present and potential surrounding land use due to water pollution, odor, fumes, general unsightliness, or other nuisances.
The use will not negatively affect the property or the surrounding land uses relating to water pollution, odor, fumes, and unsightliness. The proposed use will cause additional traffic on Kettle River Boulevard, which is currently a gravel road and the increased traffic may cause additional dust to spread onto surrounding properties, these issues may be mitigated by proposed conditions regarding the paving of Kettle River Boulevard.
12. The use will preserve and incorporate the site's important natural and scenic features into the development design.
The proposal is not anticipated to significantly change the site appearance.
13. The use will cause minimal adverse environmental effects.
The proposal should not cause any adverse environmental effects.

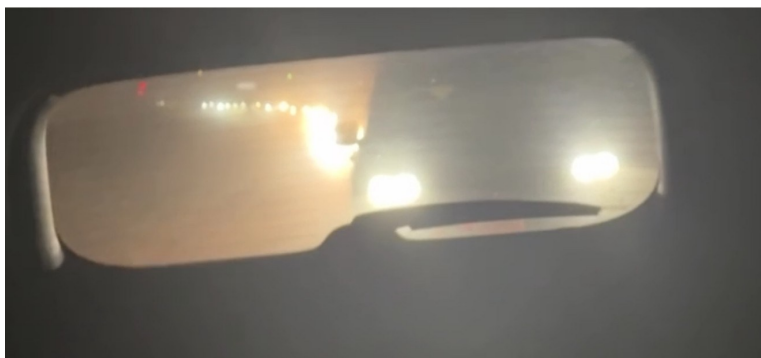
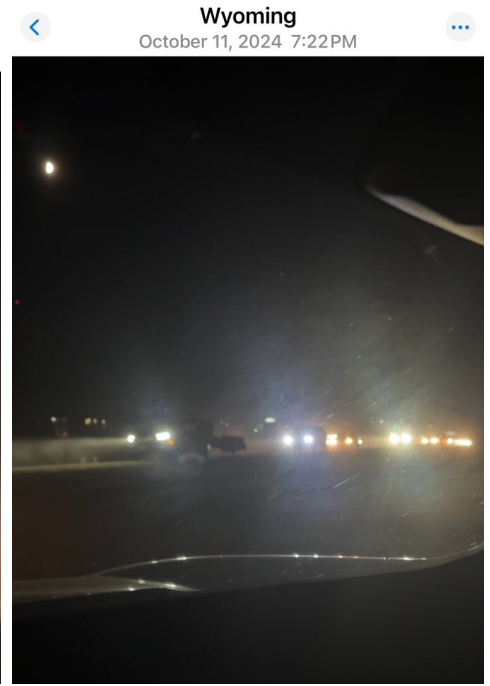
POLICY DISCUSSION

The City may want to review the zoning ordinance in the future so there are more performance standards required for commercial outdoor recreational uses. Because the ordinance is fairly general, additional performance standards would allow the city to limit the amount of activities on future sites, which could reduce impacts to adjoining neighbors and the community. For example, with the proposed additional events, the site will operate as a commercial use for approximately 6 months of the year without being held to the performance standards of other commercial entities in the community.

Next Steps

The City Council will review the Planning Commission's Conditional Use review at the next regularly scheduled meeting.

Friday, October 11, 2024



Focus is polluted air from the dust, traffic backups, inability of emergency vehicles to get to residents, inability of maintenance crews to maintain the road with that volume of traffic. The photos I submitted that depict ruts and potholes in the road are representative of what the road is like during the September through November months, even though those specific photos were not date stamped during that timeframe. - Diane Blair

Wednesday, May 28, 2025



I know I speak for most residents on the road when I express deep concerns about the safety of the residents when such mass amounts of people and traffic are concentrated into a one-mile stretch of road with only one way out.

I alone have seen or experienced the following:

Someone almost getting hit by a car at the intersection of Viking Blvd. and Kettle River Blvd.

People urinating at the roadside

Damage to my mailbox

Pollution from the dust

Speeding traffic making it dangerous to walk the road

Road rage

Cars driving up my long driveway to my door at 12:00 p.m.

I've experienced the Carlos Avery Wildfire in 2000 and it was a harrowing experience when I was evacuated twice from my home and firetrucks were parked in front of my home to keep the fire from crossing the freeway. That said, knowingly issuing a permit to a business that draws that much traffic and population on a stretch of dirt road that has one way out is absolutely unthinkable. - Diane Blair

Wednesday, October 16, 2024



Video taken by anonymous

To view video, go to this [dropbox link](#)

Saturday, October 19, 2024



Video taken by anonymous

To view video, go to this [dropbox link](#)

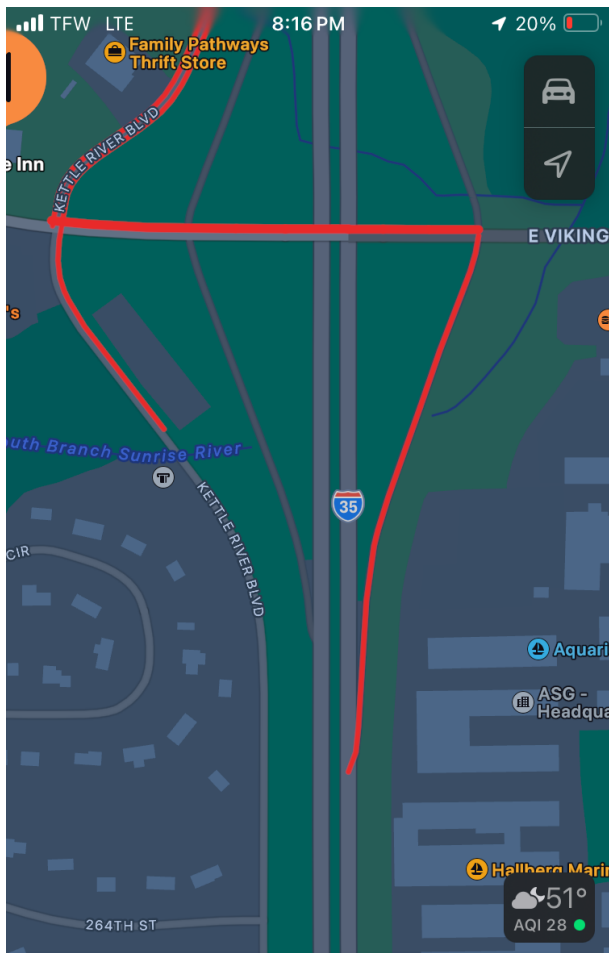
Friday, October 25, 2024



Friday, November 1, 2024

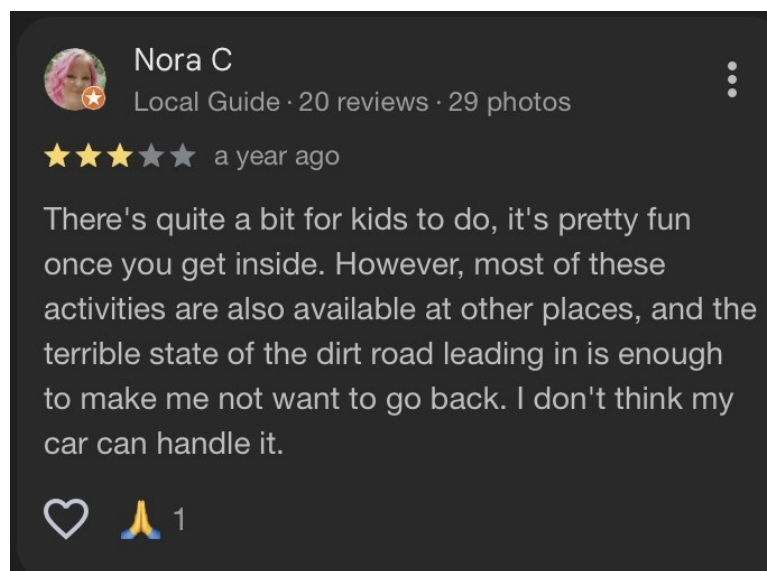
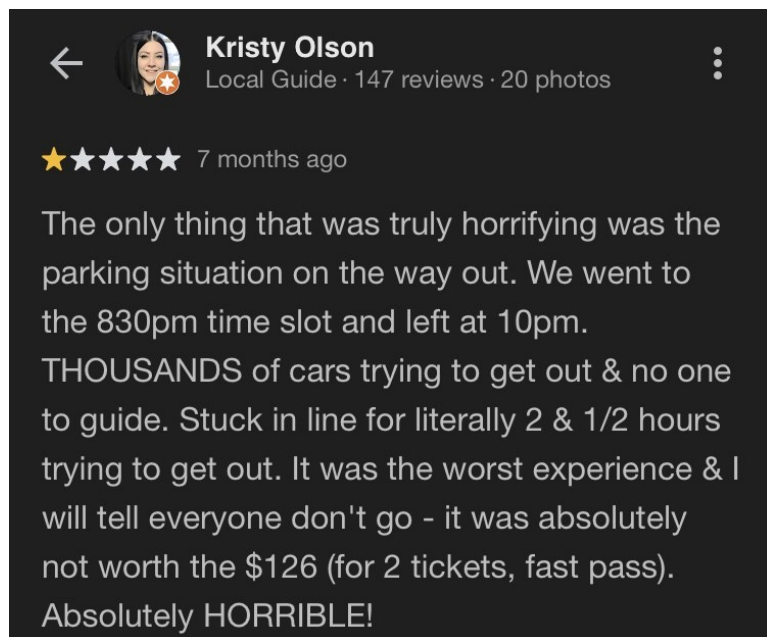
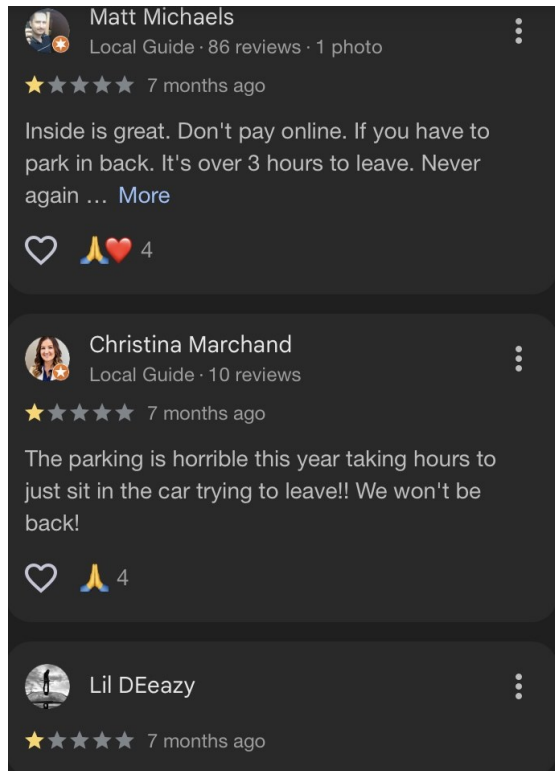
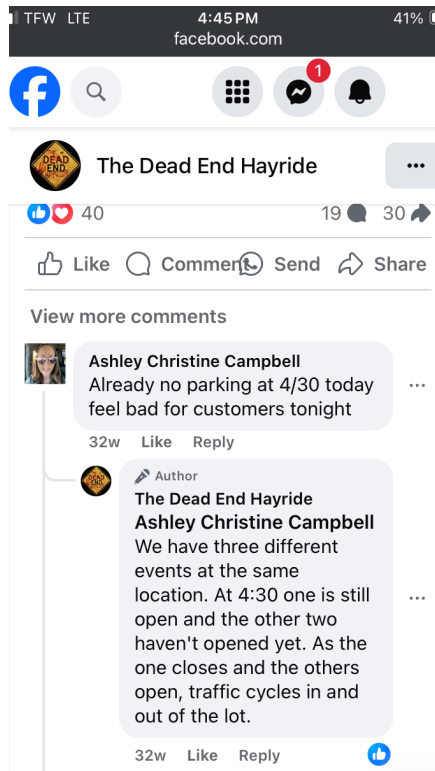


Here are two images of the road conditions, both Friday mornings just before 9 am. - Anonymous



Friday, October 12, 2024

A screenshot of the road. Backed up Kettle River each way, across Viking, and onto the interstate. - Anonymous



Page 31 of 61



City Of Wyoming
26885 Forest Blvd, PO Box 188
Wyoming, MN 55092
Phone (651) 462-4947
permits@wyomingmn.org

LAND USE APPLICATION: CONDITIONAL & INTERIM USE PERMIT

A conditional use permit application requests a use permitted in a particular zoning district, but regulated and controlled through conditions placed upon it by the City Council after review by the Planning Commission.

Property Address: 28186 Kettle River Blvd, Wyoming MN, 55092

Applicant(s): Name(s) John B Hastings Family Limited Partnership

Address 28186 Kettle River Blvd

City Wyoming State MN Zip 55092

Phone Number 651-245-1944 Email info@pinehavenfarm.com

Owner(s) - If other than Applicant(s):

Name(s) John B Hastings Family Limited Partnership

Address 28186 Kettle River Blvd

City Wyoming State MN Zip 55092

Phone Number 651-245-1944 Email info@pinehavenfarm.com

Owner(s) Signature(s) [Signature] Date 3/31/25

Legal description of property: See Exhibit A attached

Property Identification Number: R.21. See Exhibit A attached Present Zoning: Agriculture

Present use of property: Agricultural

Proposed use of property: Agricultural

Is this an application for an Interim Use permit? ☐ Yes ☒ No If yes, on what date, or upon what event, would the applicant desire the interim use to expire? Date: ____ / ____ / ____ OR Event: ____

This application and the following attachments must be submitted to be considered a complete application:

A detailed site plan showing the following information from Sec. 40 - 111, A-K also including:

- The grading and drainage plan must be designed in accordance with Article VII, Division 21 of the Zoning Ordinance and the City Of Wyoming Surface Water Resource Guidance Document
 - Elevation drawings of all sides of the proposed building to show compliance with the architectural standards of the zoning district the use will be located in
 - Landscaping and Screening in accordance with Article VII, Divisions 14 & 26
 - Lighting Plan in accordance with Article VII, Division 15
- A letter explaining the proposed use and how it will be operated
 - A completed Conditional & Interim Use Permit Worksheet
 - Applications for uses described in Article VI, Divisions 7, 18 & 19 and Article VII, Divisions 2, 8, 10, 17-20 & 25 of the Zoning Ordinance. It must include the information necessary to show compliance with the applicable section of the ordinance.
 - Applications for uses that are within the Highway 8 Overlay District or that utilize Highway 8 for access must include the information necessary to show compliance with Article VI, Division 14 of the Zoning Ordinance
 - The application fee and escrow must be paid at the time of application - The fee is **not** refundable and the unused portion of the escrow will be returned to the applicant.
 - Any other information deemed necessary by the Zoning Administrator or Planning Commission

Applicant(s) Signature(s) [Signature] Date 3/31/25

As the applicant for this request, I agree to reimburse the City for all expenses incurred by the City in employing planning, engineering, legal, and other professional consultants in reviewing this application. This may include the replenishment of any escrow funds as required as part of this application. Such costs shall be paid by me, the applicant, regardless of the outcome of the review and prior to commencing any work on the project. All of Article V, Division 6, Conditional Use Permits, and Article VII, Division 13, Home Occupations are attached to this application and by signing this application, the Applicant acknowledges that they have been read and understood.

A public hearing can be scheduled only after a complete application has been received.

OFFICE USE ONLY

Date Complete Application Received 3/31/25

Fee: \$220.00 + Escrow

Escrow - Commercial is \$1,000.00 & Residential is \$750.00

Application # C-25-001

60 Days 7/29/25

120 Days 3/31/25

Date Paid 3/31/25

Date Application Received 3/31/25

By: [Signature]

Official 6140

Check # 6140

CONDITIONAL & INTERIM USE PERMIT WORKSHEET

Applicant: John B Hastings Family Limited Partnership
Address: 28186 Kettle River Blvd, Wyoming, MN 55092
Type of Business: Agriculture / Agritourism / Entertainment
Business name: Pine Haven Tree Farms, Inc / Mid Minnesota Entertainment

Answer the following questions based on the standards contained in Sec. 40 – 112 of the City of Wyoming Zoning Ordinance for ^{LLC} Conditional and Interim Use Permits. If needed, use a separate page. **All questions must be answered.**

1. Is your proposed use in conformity with the Comprehensive Plan and development policies of the City?
☒ Yes ☐ No Explain: Please see Exhibit B for detailed explanations for questions 1-14.
2. Will your proposed use create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area?
☒ Yes ☐ No Explain: _____
3. Will your proposed use be sufficiently compatible or separated by distance or screening from adjacent development or land so that existing development will not be depreciated in value and so there will be no deterrence to development of vacant land?
☒ Yes ☐ No Explain: _____
4. Will the structure and site have an appearance that will not have an adverse effect upon adjacent properties?
☒ Yes ☐ No Explain: _____
5. Is the proposed use reasonably related to the overall needs of the City and to the existing land use?
☒ Yes ☐ No Explain: _____
6. Will the proposed use be consistent with the purpose of the Zoning Ordinance and other City Ordinances?
☒ Yes ☐ No Explain: _____
7. Will the proposed use be located, designed, maintained, and operated to be compatible with the existing or intended character of the zoning district in which it is to be located?
☒ Yes ☐ No Explain: _____
8. Will the proposed use generate only minimal vehicular traffic on local streets?
☒ Yes ☒ ~~Yes~~ Explain: _____
9. Will the proposed use create traffic hazards or unsafe access or parking needs?
☐ Yes ☒ No Explain: _____
10. Will existing businesses nearby be adversely affected by your proposed use because of the curtailment of customer trade brought about by intrusion of noise, glare, or general unsightliness?
☐ Yes ☒ No Explain: _____
11. Will the establishment or maintenance of the proposed use be detrimental to the public health, safety or general welfare?
☐ Yes ☒ No Explain: _____
12. Will the proposed use be hazardous, detrimental, or disturbing to present and potential surrounding land uses due to water pollution, odor, fumes, and general unsightliness or other nuisances?
☐ Yes ☒ No Explain: _____
13. How will the proposed use preserve and incorporate the site's important natural and scenic features into the development design?
☒ Yes ☐ No Explain: _____
14. Will the proposed use cause adverse environmental effects?
☐ Yes ☒ No Explain: _____

Brent Faymoville

Pinehaven Tree Farms, Inc. / Mid Minnesota Entertainment LLC
28186 Kettle River Blvd
Wyoming, MN 55092
3/31/2025

City of Wyoming

Planning and Zoning Department
26885 Forest Boulevard
PO Box 188
Wyoming, MN 55092

RE: Conditional Use Permit (CUP) Application – Pinehaven Farms / Dead End Hayride

To Whom It May Concern:

On behalf of Pinehaven Tree Farms, Inc. and Mid Minnesota Entertainment LLC, we respectfully submit the completed Conditional Use Permit (CUP) application for review and consideration. The final Conditional Use Permit will be for the property owned by The John B. Hastings Family Limited Partnership.

We have addressed all questions and items requested in the application and accompanying correspondence, answering each to the best of our knowledge, based on current and historical operations, public feedback, and collaborative discussions with city staff and local residents. Where exact data was unavailable, we provided well-informed estimates supported by internal records and observations.

It is our sincere intention for this process to be as open, transparent, and cooperative as possible. We welcome any follow-up questions or clarifications you may need and are readily available to meet, discuss, or provide additional information at any point during the review process.

We remain committed to being a more responsible community partner and look forward to working together toward a CUP that supports the long-term success of Pinehaven Farms while addressing the needs and interests of the City of Wyoming and its residents.

Thank you for your time, consideration, and ongoing support.

Sincerely,

Brent Faymoville

Pinehaven Tree Farms, Inc. / Mid Minnesota Entertainment LLC
651-253-0888
bfaymoville@gmail.com

Exhibit B

Conditional & Interim Use Permit Worksheet

Criteria for Approval:

1. Is your proposed use in conformity with the Comprehensive Plan and development policies of the City?

Yes, the proposed plan aligns with the City of Wyoming's Comprehensive Plan. Our events play a direct role in supporting the City's goals of economic vitality, community engagement, and land stewardship.

By attracting thousands of visitors each season, we help bring new patrons to local businesses that might not otherwise receive that traffic. Our events also offer residents of Wyoming and nearby communities a place to connect with agriculture, entertainment, and one another—creating meaningful, family-centered experiences during the operational season.

We believe our continued operations complement the City's broader vision by promoting tourism, supporting small businesses, and preserving the area's agricultural character in a way that is both educational and enjoyable for all ages.

2. Will your proposed use create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area?

Our events consistently draw large crowds to the City of Wyoming, generating significant visitor interest and activity. However, despite the volume of attendees, we place minimal demand on city parks, schools, and public facilities or utilities. The primary area of impact is on local roadways, particularly East Viking Boulevard and Kettle River Boulevard, during peak event times.

To address this, we are actively working with a professional traffic consultant from SRF Consulting Group to conduct a comprehensive traffic study. This study will help us better understand the flow and volume of event-related traffic and identify actionable solutions to reduce congestion and lessen the strain on city streets.

We are hopeful that through this study—and in partnership with the City via an updated Conditional Use Permit (CUP)—we can implement improvements that significantly reduce traffic impacts and create a more efficient and positive experience for both event attendees and local residents.

3. Will your proposed use be sufficiently compatible or separated by distance or screening from adjacent development or land so that existing development will not be depreciated in value and so there will be no deterrence to development of vacant land?

Our event, located at 28186 Kettle River Blvd, Wyoming MN 55092 is sufficiently separated by distance from other area businesses and major development land as to not cause any depreciation in value to any businesses or nearby residence.

4. Will the structure and site have an appearance that will not have an adverse effect upon adjacent properties?

We at Pinehaven Farm take the appearance and cleanliness of our property very seriously and are committed to keeping the facilities and grounds in a clean and organized matter as to not effect adjacent properties.

5. Is the proposed use reasonably related to the overall needs of the City and to the existing land use?

Yes, Pinehaven Farm and its associated events represent the largest tourism activity within the City of Wyoming, drawing thousands of guests from across the state and region each year. While the scale of attendance has grown significantly, the farm remains deeply rooted in agriculture, and that heritage is reflected throughout its programming. From pumpkin patches and hayrides to educational farm tours, every event celebrates the land, the season, and the traditions that have defined Pinehaven Farm for generations.

6. Will the proposed use be consistent with the purpose of the Zoning Ordinance and other City Ordinances?

The property is currently zoned Agricultural, and our events are fundamentally rooted in agriculture and the crops grown on-site. While a portion of our operations includes entertainment elements, these are designed to complement and support our agricultural mission, not replace it. The core of our business remains centered on farming, seasonal harvests, agritourism, and family entertainment.

7. Will the proposed use be located, designed, maintained, and operated to be compatible with the existing or intended character of the zoning district in which it is to be located?

The land where the event/business is located is zoned Agriculture and the operations, designs, and maintenance aligns with zoning district characteristics.

8. Will the proposed use generate only minimal vehicular traffic on local streets?

Please see Question (2)

9. Will the proposed use create traffic hazards or unsafe access or parking needs?

Please see Question (2)

10. Will existing businesses nearby be adversely affected by your proposed use because of the curtailment of customer trade brought about by intrusion of noise, glare, or general unsightliness?

Our events bring in a diverse customer base that also patronizes other local businesses, contributing positively to the local economy. We believe this increased foot traffic supports restaurants, gas stations, retail shops, and other small businesses in the area, creating a net benefit for the broader Wyoming community.

11. Will the establishment or maintenance of the proposed use be detrimental to the public health, safety or general welfare?

The establishment or maintenance of the event, will have no effect on the public's health, safety, or general wellbeing.

12. Will the proposed use be hazardous, detrimental, or disturbing to present and potential surrounding land uses due to water pollution, odor, fumes, and general unsightliness or other nuisances?

The event will not create any negative effect on area water and/or water supply. The event will not create an odor or fumes that could cause negative effects on any persons, place, or land area.

13. How will the proposed use preserve and incorporate the site's important natural and scenic features into the development design?

Pinehaven Farms and its events are committed to being an event centered on the beauty of our land and Agriculture background and history. We use safe and modern farming practices to farm our crops and to preserve the natural features of the land surrounding our property.

14. Will the proposed use cause adverse environmental effects?

Pinehaven Farm and its events are committed to operating in a way that is safe for the environment of the land and surrounding areas of the property.

Exhibit C

Cover Letter Questionnaire

1. Comprehensive Review of Current Operations:

• *Document all activities conducted at Pinehaven Farms in 2024 as well as those that are anticipated in 2025, including seasonal events stemming from the original CUP (e.g., hayride, haunted house, food vendors, etc.), off-season usage (e.g., weddings and private celebrations), accessory uses on the properties, and any changes in activities or business practices since the original CUP approval in 2004.*

Summary of Current and Proposed Property Uses

The following is a comprehensive outline of all events and activities currently held on the property, including the time of year in which each occurs. This summary reflects all events that took place during the 2024 calendar year, as well as scheduled events for 2025. In addition, we have included potential future events that are under consideration but do not yet have defined start dates. These are included to maintain scheduling flexibility and support potential future business growth.

Corporate functions and other private events are generally coordinated to align with the existing event calendar and typically occur in conjunction with one of the major seasonal events listed below.

Current and Recurring Events

1. Pinehaven Fall Festival

Occurs annually from August through mid-November.

A family-friendly event featuring seasonal attractions, pick your own pumpkin patch, and community-focused activities.

2. The Dead End Hayride

Runs from September through mid-November.

A popular fall attraction offering immersive haunted hayrides and walk-through experiences.

3. The Great Pumpkin Trail

Held September through mid-November.

A family-oriented trail walk with festive displays, pumpkin patches, and interactive elements and photo opportunities.

Off-Season Activities

• Spring Farm Field Trips

May through July.

Educational farm visits offered to local schools and youth groups, providing hands-on learning experiences in agriculture.

Proposed Future Events (Tentative)

These events are currently under consideration to enhance the property's offerings. While there are no definitive launch dates at this time, we are requesting that the associated time frames remain available to allow for potential future development.

- **Holiday Event Series**

Tentative schedule: Thanksgiving through the first week of January.

Envisioned as a festive, family-oriented experience featuring seasonal lights, entertainment, and themed attractions.

- **Winter Event Series**

Tentative schedule: First week of January through March.

Potential offerings may include winter-themed activities, such as snow play areas, winter photo ops and seasonal food and beverage options.

Weddings

As of **May 2024**, weddings will no longer be hosted on-site.

- *Evaluate compliance with the original CUP conditions, including operational dates and hours, and assess the activities, operations, expansion, and usage that may require modifications to the permit.*

Compliance with Original CUP and Historical Use of Property

The original Conditional Use Permit (CUP) was specifically drafted to cover the structure associated with the haunted house attraction. All nighttime events currently taking place on the property, including The Dead End Hayride and similar experiences, have remained within the parameters established by that original CUP. Specifically:

- **Dates of Operation:** All nighttime events continue to occur within the date range approved in the original CUP. No expansions have been made beyond the scope of the originally permitted seasonal timeframe.
- **Hours of Operation:** The event hours also remain consistent with the original CUP. The latest closing time is 12:00 AM, with sufficient time allocated afterward to safely move all guests through the attraction and off the property.

Regarding **Pinehaven Farm**, it is important to note that this portion of the events has never required a CUP. Pinehaven Farm continues to operate as an active agricultural site, selling crops grown on-site and hosting agritourism activities through its farm festival events. These operations have been ongoing well before the drafting of the original CUP and were not specifically called out or regulated within that document.

Additionally, Pinehaven Farm and its events were not referenced or included in the original CUP, and there has been no evidence to indicate that the farm is out of compliance with any conditions in the current CUP.

Other nighttime events that have taken place also conform to the dates and operational hours outlined in the original CUP. These activities align with the designation of “commercial outdoor recreation activity,” as stated in the original permit documentation.

- *Verify and identify the existence and status of all existing structures to ensure they meet building and safety standards, including permits and inspections.*

See attached **Exhibit D** Map of property with labeled buildings

- *Identify the number of parking spaces available on the property, the average and peak daily utilization, and the number of trips that are drop-off/pickup during peak seasonal operation hours.*

Parking Capacity and Usage

Parking for all events on the property is centralized in a single designated area, which serves all seasonal and special events. This area is used consistently across all operations and supports multiple waves of guest turnover throughout each day.

Parking is conducted on a permeable grass/pasture surface that is maintained year-round. Due to the relatively short seasonal duration of event use, the land remains in good condition and continues to be maintained as a grass surface with it being seeded, aerated and fertilized to maintain grass growth in the parking area. Because the entire surface is unpaved and not completely striped, exact parking counts are not available. However, based on attendance data, turnover rates, and field usage patterns, we are confident in the following estimates, accurate within approximately 10%:

- **Peak Parking Capacity:** ~1,800 vehicles
- **Average Simultaneous Usage During Season:** ~800 vehicles

Additionally, drop-off and pick-up traffic accounts for a minimal portion of total attendance. Based on our observations, less than 2% of guests arrive or leave via drop-off/pick-up, with the vast majority parking on-site.

- *Provide the average and the peak daily attendance for the various activities.*

Attendance Overview

While all events hosted on the property have experienced growth over the past several years, attendance numbers have evolved significantly since each event's inception. Below is a breakdown of 2024 attendance figures for each event, as requested in the accompanying cover letter.

These figures reflect both average daily attendance and peak attendance for the 2024 season, based on ticketing data, crowd management, and internal reporting:

- **Pinehaven Farm Fall Festival**
 - *Average Daily Attendance:* 3,000
 - *Peak Attendance:* 6,400
- **The Dead End Hayride**
 - *Average Daily Attendance:* 2,870
 - *Peak Attendance:* 5,600
- **The Great Pumpkin Trail**
 - *Average Daily Attendance:* 1,625
 - *Peak Attendance:* 3,200
- **School Tours and Other Small Gatherings**
 - *Average Daily Attendance:* 200
 - *Peak Attendance:* 650

These figures are provided to give an accurate representation of current event scale.

- *Identify and evaluate the root causes for complaints made against the site.*

Root Cause for Complaints

Based on a combination of public service data requests, community feedback, and our own experience interacting with local residents, we have compiled the best information available to us regarding traffic conditions in the area surrounding the property. Specifically, we understand that Kettle River Boulevard, particularly near its intersections with East Viking Boulevard, has experienced increased traffic volume in recent years.

While we do not have access to formal traffic studies conducted by the city, there is a shared perception—both among citizens and through our own observations—that the road infrastructure in this area has been under strain and may not have kept pace with broader regional growth and seasonal traffic patterns.

It is also our understanding that this is a known issue to the City, as traffic volume and roadway maintenance on Kettle River Blvd and connecting routes have likely been tracked through municipal data and planning efforts.

We want to emphasize that we are open to working collaboratively with the City to address any concerns related to traffic associated with our events. Whether through coordinating event schedules, improving signage, or implementing traffic control measures, we are committed to being proactive and supportive partners in minimizing any impact and ensuring a safe and efficient flow of vehicles in and out of the area.

2. Public Safety and Infrastructure Analysis:

- *Address access, ingress and egress limitations, especially in emergency situations, to ensure the safety of patrons, residents, first responders, and workers.*

We are currently in the process of conducting a formal traffic study in partnership with **John P. Maczko of SRF Consulting Group**. SRF came highly recommended, particularly due to their experience working on similar traffic-related challenges associated with the **Minnesota Renaissance Festival**.

In addition to the study, we have proactively explored several options to help mitigate traffic concerns. These include the potential widening of the existing driveway and evaluating the feasibility of adding a second entrance/exit to the property. While these solutions could significantly ease congestion, they also present certain logistical challenges—particularly due to easement constraints and the property’s proximity to Kettle River Boulevard, a main thoroughfare.

That said, we remain fully committed to working alongside the City to develop safe, effective, and mutually agreeable solutions. We are open to participating in as many meetings or working sessions as needed to ensure that all concerns are addressed. It is important to us that we are included in the decision-making process and are able to provide input based on our on-the-ground knowledge and experience. Our goal is to arrive at a reasonable, balanced outcome that prioritizes both public safety and a positive event experience for the entire community.

- *Develop strategies to mitigate traffic congestion, improve traffic flow, and reduce delays on East Viking Boulevard, Kettle River Boulevard, and nearby I-35 intersections.*

Developing strategies to address congestion, improve traffic flow, and reduce delays must be a collaborative effort between our team and the City. With the traffic study currently underway, we are confident that its findings—combined with continued open communication—will help guide the creation of a strong and practical traffic management plan ahead of our busy season.

We are fully prepared to take an active role in this process, whether that means exploring infrastructure improvements, making operational adjustments, or coordinating with city staff to implement effective solutions. We are committed to being a reliable and engaged partner in this effort.

Through continued collaboration and shared commitment, we firmly believe these traffic-related challenges can be effectively addressed in a way that benefits both event attendees and the broader community.

- *Assess the condition and maintenance of Kettle River Boulevard, which is currently strained due to high traffic volumes caused by activities at Pinehaven Farm and explore sustainable solutions of road maintenance and dust mitigation.*

We believe that the current condition and maintenance challenges on Kettle River Boulevard can be effectively addressed through proactive planning and open collaboration between Pinehaven Farm and the **City of Wyoming Public Works Department**.

In our view, the existing strain on the roadway is not insurmountable and can be significantly improved with the right combination of strategic management, resource allocation, and shared

responsibility. We are committed to being part of the solution and contributing wherever possible to ensure that roadway conditions are safe, sustainable, and appropriate for both seasonal and year-round traffic demands.

We have consistently demonstrated our willingness to assist in any way possible and have remained open and responsive throughout past interactions with the City. We are committed to continuing in that role and maintaining a collaborative, solutions-focused relationship moving forward. Our intention is to be a constructive partner in the CUP process and beyond, working together to support both community interests and the ongoing success of Pinehaven Farm and its other events.

3. Development of Updated CUP Conditions:

- *Establish clear guidelines for operations that balance the needs of Pinehaven Farms with those of neighboring residents, city infrastructure, and the general public.*
- *Create a framework for routine inspections and compliance reviews to ensure ongoing adherence to the updated CUP.*
- *Develop a collaborative approach to managing seasonal impacts, such as visitor volume, noise levels, and traffic management, with defined responsibilities for the property owner.*
- *Ensure all vendors, including food trucks, are properly licensed and compliant with city and health regulations.*

Development of Updated CUP Conditions

As part of this process, we fully support the development of updated Conditional Use Permit (CUP) conditions that reflect the current scope of operations and future growth while addressing community concerns and ensuring long-term sustainability. We believe the most effective CUP will strike a balance between operational flexibility and public safety, and we welcome the opportunity to work closely with city council and city staff to achieve this outcome.

Key considerations we hope to see included in the updated CUP conditions are:

- **Defined Operational Scope**
Event schedules, operating hours, and seasonal timelines that reflect current practices while allowing room for responsible growth and future programming.
- **Traffic & Infrastructure Coordination**
Inclusion of a proactive traffic management strategy, developed in conjunction with the City and informed by the SRF traffic study, to address congestion, access, and emergency response needs.
- **Ongoing and Improved Communication**
A framework for regular check-ins or reviews to ensure continued compliance, with clear points of contact and open lines of communication between Pinehaven Farm and City departments and City officials.

- **Vendor Oversight**

A streamlined process for ensuring all vendors operating on-site are properly licensed and compliant with relevant city and health codes.

- **Community Impact Mitigation**

Measures to address and minimize impacts related to noise, traffic, and neighbor well-being—especially during peak periods—while maintaining a high-quality guest experience with room to grow.

We are fully committed to working side-by-side with City officials, planners, and legal counsel to ensure these conditions are realistic, enforceable, and mutually beneficial. Our goal is to establish a CUP that is not only reflective of our current operations but also built to adapt alongside the needs of the community in the years to come. Pinehaven Farm and its events are actively working to grow and evolve into a world-class destination for families and guests from across the region and beyond. Our vision is to continue building a place where agriculture, entertainment, and community come together, offering high-quality experiences that create lasting memories for visitors of all ages.



City Of Wyoming
26885 Forest Blvd, PO Box 188
Wyoming, MN 55092
Phone (651) 462-4947
permits@wyomingmn.org

LAND USE APPLICATION: CONDITIONAL & INTERIM USE PERMIT

A conditional use permit application requests a use permitted in a particular zoning district, but regulated and controlled through conditions placed upon it by the City Council after review by the Planning Commission.

Property Address: 28186 Kettle River Blvd, Wyoming, MN 55092

Applicant(s): Name(s) John B Hastings Family Limited Partnership

Address 28186 Kettle River Blvd

City Wyoming State MN Zip 55092

Phone Number 651-245-1944 Email info@pinehavenfarm.com

Owner(s) - If other than Applicant(s):

Name(s) Same as above

Address _____

City _____ State _____ Zip _____

Phone Number _____ Email _____

Owner(s) Signature(s) Susan Hastings Date 5/19/25

Legal description of property: See Exhibit A

Property Identification Number: R.21. See Exhibit A Present Zoning: Agriculture

Present use of property: Agriculture / Commercial outdoor Recreation (2004 CUP)

Proposed use of property: Agriculture / Commercial outdoor Recreation (updated CUP)

Is this an application for an Interim Use permit? ☐ Yes ☒ No If yes, on what date, or upon what event, would the applicant desire the interim use to expire? Date: ____ / ____ / ____ OR Event: _____

This application and the following attachments must be submitted to be considered a complete application:

A detailed site plan showing the following information from Sec. 40 - 111, A-K also including:

- a. The grading and drainage plan must be designed in accordance with Article VII, Division 21 of the Zoning Ordinance and the City Of Wyoming Surface Water Resource Guidance Document
- b. Elevation drawings of all sides of the proposed building to show compliance with the architectural standards of the zoning district the use will be located in
- c. Landscaping and Screening in accordance with Article VII, Divisions 14 & 26
- d. Lighting Plan in accordance with Article VII, Division 15
2. A letter explaining the proposed use and how it will be operated
3. A completed Conditional & Interim Use Permit Worksheet
4. Applications for uses described in Article VI, Divisions 7, 18 & 19 and Article VII, Divisions 2, 8, 10, 17-20 & 25 of the Zoning Ordinance. It must include the information necessary to show compliance with the applicable section of the ordinance.
5. Applications for uses that are within the Highway 8 Overlay District or that utilize Highway 8 for access must include the information necessary to show compliance with Article VI, Division 14 of the Zoning Ordinance
6. The application fee and escrow must be paid at the time of application - The fee is **not** refundable and the unused portion of the escrow will be returned to the applicant.
7. Any other information deemed necessary by the Zoning Administrator or Planning Commission

Applicant(s) Signature(s) John Hastings Date 5/19/25

As the applicant for this request, I agree to reimburse the City for all expenses incurred by the City in employing planning, engineering, legal, and other professional consultants in reviewing this application. This may include the replenishment of any escrow funds as required as part of this application. Such costs shall be paid by me, the applicant, regardless of the outcome of the review and prior to commencing any work on the project. All of Article V, Division 6, Conditional Use Permits, and Article VII, Division 13, Home Occupations are attached to this application and by signing this application, the Applicant acknowledges that they have been read and understood.

A public hearing can be scheduled only after a complete application has been received.

OFFICE USE ONLY

Date Complete Application Received 5/19/25

Fee: \$220.00 + Escrow

Escrow - Commercial is \$1,000.00 & Residential is \$750.00

Application # C-25-001

60 Days 7/29/25

Date Paid 3/31/25

Date Application Received 5/19/25

By: [Signature]
Official

Check # _____

Submitted with update letter

Update to John B. Hastings Family Limited Partnership
CUP as per requested

It was brought to our attention that City Staff, Counsel and others that will be reviewing our CUP are very misinformed and do not know what events the property host and the details of these events. We will do our best to explain all the events in detail, a history of the events, and ties that Pinehaven Farm and its events have to the City and the surrounding area.

Pinehaven Farm has roots in Wyoming that are now 4 generations. The property was purchased in 1952 by Barbara and John B. Hastings who relocated from the Cook, MN area. They purchased the farm in hopes to raise chickens and their family. John was a Pilot in the Merchant Marines and then become a pilot for Northwest Orient Airlines flying internationally for most of his career. In the late sixties, they planted all available acres on the property into Christmas trees. Soon after planting, right around the early seventies, Pinehaven opened its very first agritainment venue as a cut your own Christmas Trees and Christmas Gift Shop. Wreaths were made on sight along with Hot Chocolate and other Holiday Gifts. Pinehaven hosted the International Christmas Tree Growers Association twice, with growers coming in from all over the world. The following year it took place in Brazil and Pinehaven was again asked to attend to host seminars and “how to’s” to fellow growers. This was Pinehavens’ first big adventure into the Agritainment industry.

In the late 90s, Pinehaven added to its offerings and entered the Fall Festival space. Pinehaven still grows 40 acres of pumpkins along with fields of sunflowers, zinnias, cosmos and corn for guests to cut and enjoy for the fall season. During the transition from Christmas to fall season, the farm was owned and managed by John and Sue Hastings. John being the only child of John and Barb. John the second was a Deputy Chief of Wyoming Fire Department and served the City of Wyoming for 36 years before his retirement in 2024. 3 of their children also have served or are currently serving on the department, holding roles from Firefighter to Chief 1 and all roles in between. Pinehaven Farm has exploded in popularity in the last ten years with the third generation now managing the day-to-day operations and taking it to the next level.

Pinehavens’ Fall Festival is now one of the largest in the Midwest with guest traveling to Wyoming for a full days adventure from the Twin Cities Metro, Duluth, Rochester, Saint Cloud, Western Wisconsin and a few that come down from Canada to enjoy a weekend on the road. Pinehaven hosted NAFDMA (North American Farms Direct Market Association) in the summer of 2019 as a summer bus tour stop where 60 farms from all over the world, with some coming from Canada, UK and all over the states, to see the operation and learn about our organization. Pinehaven also hosted the Kentucky Farm Bureau in the summer of 23’ with 40 farms and agritainment venues stopping by to learn about our businesses. Again this year (August of 2025)

NAFDMA will be returning for their annual ALR (Advanced Learning Retreat) to see the operation and spend an entire day on the farm to learn about all 3 businesses and their offerings. Pinehaven Farm is firmly planted in Wyoming and has been bringing people to the community for nearly 70 years.

In 2004 Pinehaven hosted “Nightmare at Pinehaven” an event focused around Halloween and was put on by a third party. It included a Haunted Hayride, Haunted outdoor Walk throughs and Haunted Houses. The only CUP to be tied to the property was drafted for this event. (Our daytime Fall Festival Event was already in operation and running at the time of this CUP addition). Nightmare at Pinehaven ran on the property for six years until being moved off property and The Dead End Hayride was established in its place. The Dead End Hayride has been in operation since the fall of 2010 and also marks the year the farm ended its Christmas Tree season. We have stayed true to the original event while operating a hayride, haunted walkthrough and haunted houses. All indoor haunted house structures are on record with the City and have been inspected by Building Inspector Fred Weck. We have had an annual inspection from the City Building Inspector every year of its operation.

The Great Pumpkin Trail was added to the nighttime events in the fall of 2024. It is a walkthrough of lights for families to enjoy outside of the “scary” that the Haunted Hayride has to offer. It has been a way to invite more people into the community that are looking for a destination that the entire family can enjoy.

Here is a more detailed current breakdown of what the current events include and have to offer.

Pinehaven Farm

1. Prepicked and pick your own pumpkins and flowers. This activity includes a hayride to the pumpkin patch
2. Retail of seasonal goods with private label items and gift store items. We sell items along with vendors selling items within our space.
3. Food- we own and operate our Seasonal Temporary Food buildings that are all licensed by the state of Minnesota. We do not have any permanent buildings offering food. We also own and operate out of our own food trailers. These trailers/trucks are also licensed by the state of Minnesota.
4. Food and alcohol- Some of our food and all our alcohol sales are done by outside vendors. We check that outside food trucks and trailers are licensed by the state and do vet every vendor before allowing them to sell within our grounds. Alcohol sales have been made by the same vendor for the last 4 years.
5. Activities for families and kids. Slides, playgrounds, interactive activates and exploration for all ages. We also have live music and shows throughout the event. All current activities can be found on our website.

6. Farm animals/petting zoo. We still have our own group of livestock for personal use and use within our farm operations. We do not have any exotics.
7. School tours- we operate school tours for schools, daycares and camps throughout the year. Students and Kids come out and plant a pumpkin to take home and explore the farm.

The Dead End Hayride

1. Haunted Hayride, Haunted outside Trail and Haunted house. These events have live actors and sets themed as spooky places.
2. Retail of seasonal goods with private label items and gift store items. We sell our own items along with vendors selling items within our space.
3. Food- we own and operate our Seasonal Temporary Food buildings that are all licensed by the state of Minnesota. We do not have any permanent buildings offering food. We also own and operate out of our own food trailers. These trailers/trucks are also licensed by the state of Minnesota Health or Agriculture.
4. Food and alcohol- Some of our food and all our alcohol sales are done by outside vendors. We check that outside food trucks and trailers are licensed by the state and do vet every vendor before allowing them to sell within our grounds. Alcohol sales have been made by the same vendor for the last 4 years.
5. Shows and photo ops.

The Great Pumpkin Trail

Operates the same time frame as the haunted hayride. The Dates and times are very similar to the hayride.

1. A lighted Walking Trail with themed photo ops and displays. A very family-oriented event for all ages.
2. Activities for kids, that are also used for daytime events.
3. Retail of seasonal goods with private label items and gift store items. We sell our own items along with vendors selling items within our space.
4. Food- we own and operate our Seasonal Temporary Food buildings that are all licensed by the state of Minnesota. We do not have any permanent buildings offering food. We also own and operate out of our own food trailers. These trailers/trucks are also licensed by the state of Minnesota.
5. Food and alcohol- Some of our food and all of our alcohol sales are done by outside vendors. We check that outside food trucks and trailers are licensed by the state and do vet every vendor before allowing them to sell within our grounds. Alcohol sales have been made by the same vendor for the last 4 years.

Hopefully this gives a little more clarity to what the events entail and have to offer. All our events have room for growth, and we plan to be a destination for the People of Wyoming to be proud of. We are proud to employ 71 people from the City of Wyoming and 176 employees from within 15 miles of the city. I have included a breakdown of local employees and the fiscal impact we have had with those employees.

We are very aware of the growth of all our businesses and the demand it puts on certain parts of the City during our seasonal peaks, but we feel like we have brought Thousands of people to the City of Wyoming that wouldn't ever stop and enjoy it. Our business aligns well with the 2022 Comprehensive Plan- located under the "Economic Development"

"Diversify the range of local employment"

"Enhanced Sense of Destination, Identity and Community"

We also find that we contribute to the Economic Vision statement, and help enhance it to its fullest potential,

"Regionally Located Business Friendly and Family-Oriented Community"

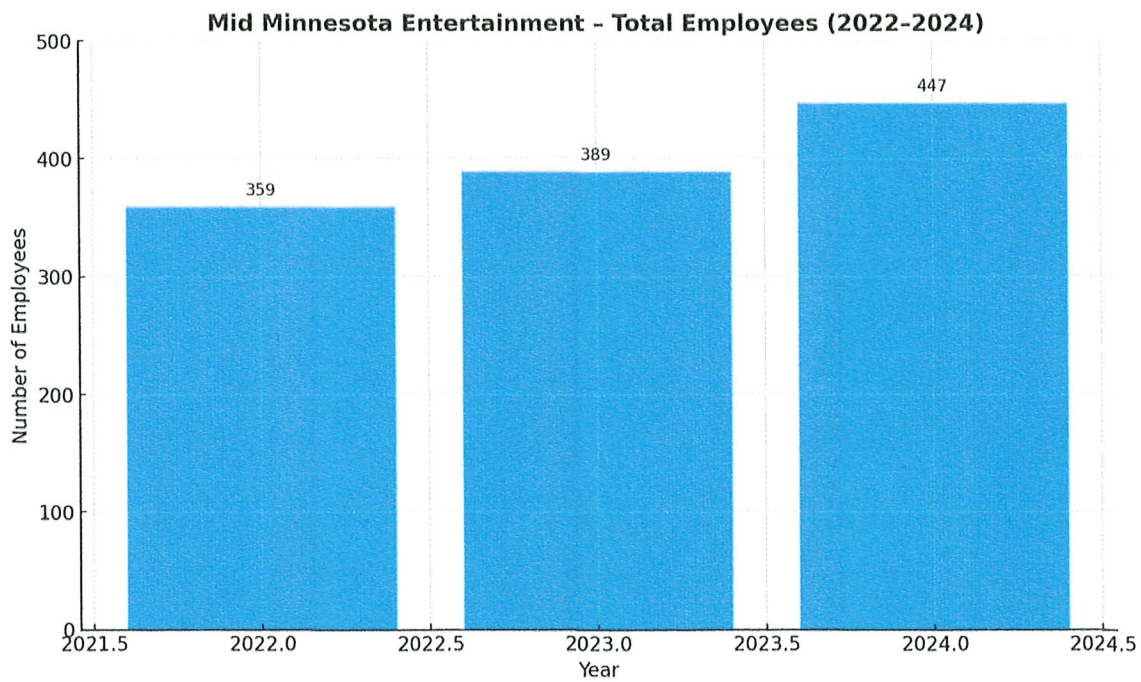
Hopefully this fills in the missing parts of the Application that city staff expressed concerns about. We are ready and able to be better community partners and help The City of Wyoming meet their goals and improve the Community as a whole. If there are any other questions please reach out in a timely manner, and we can continue to get anything required to move the process forward.

Included in update:

Employee numbers for all events.

Traffic study updates.

Updated permit application cover letter.



2024 Economic Employee Impact:

- Employees within Wyoming, MN: 46 | Wages: \$109,600
- Employees within 15-mile radius: 116 | Wages: \$302,400
- Local Area Total: 162 Employees | \$412,000 in wages

Year-over-Year Employee Growth:

- 2022: 359 Employees
- 2023: 389 Employees (+8.4%)
- 2024: 447 Employees (+14.9%)

Pinehaven Farm Employees by City:	
City/Area	Number of Staff
Employees with in Wyoming, MN	31
Employees with in 15 mile radius	61
Local Area total	92
Total Employees in 2024:	110 (+25%)
Total Employees in 2023:	88 (+10%)
Total Employees in 2022:	80

May 6, 2025

Jeremy Hastings
Brent Faymoville
Marc Baker
Mid-Minnesota Entertainment
28186 Kettle River Boulevard
Wyoming, MN 55092-9033

Subject: Summary of work to date related to Event Management Review of the events at Pinehaven Farms

Dear Jeremy, Brent and Marc,

Thank you for the opportunity to learn about your operation and needs related to the successful events at Pinehaven Farms. The events include:

- Pinehaven Farm - Mid September (Saturday and Sunday) – October (Friday – Saturday) 10 a.m. to 7 p.m.
- Great Pumpkin Trail – October (most days 6:30 p.m. to 10:30 p.m.)
- Dead-End Hayride – Mid September (Fri-Saturday 7 to 11 p.m. -October Sunday thru Thursday 6:30 to 10 p.m.; Friday – Saturday 6:30 pm to 12 a.m.)

This letter is intended to provide an update on where we are at in determining steps forward in reviewing and developing an event management plan for your events. Please see summary below.

Operation

I made a site visit and talked with Jeremy on April 8th and had a follow-up discussion with Brent on April 28th. Jeremy and Brent provided a good overview of operation and how it has worked. They want to be good neighbors and are trying to get ahead of any concerns.

- City of Wyoming has asked for an updated CUP.
- Use timed entry ticketing to manage arrivals for all events.
 - Dead-End Hayride – since 2012-13
 - Pinehaven Farm Daytime events – since 2020 (COVID driven)
 - Great Pumpkin Trail – 2024 (first year of event)
- Get complaints mainly from people along Kettle River Boulevard
 - Ingress and Egress

- Dust

- Use water tanks to control dust when requested and the city grades the road as needed. Have used Calcium Chloride in the past but after rain it was just miserable.
- Emergency services has concerns about their ability to respond to area
- City approached MnDOT about allowing emergency access off 35 but were denied.
- Parking staff are regular employees who are familiar with parking the event.
- Utilize a one-way operation with turnouts to get cars into the parking lot.
- Parking lot capacity is 1736 vehicles
- Learned some lessons last year as vehicles did get jammed up at the outlet point which created back-ups both on Kettle River Boulevard and in the parking lot.
- Added pedestrian walkway and intend to expand.
- For 2025 looking to create a one-way loop around the entire north hay grounds that are used for parking
- Working to expand the entrance width from Kettle River Boulevard to parking lots.
- Traffic was jammed up at Viking Boulevard on heavy weekend nights particularly as they approach Halloween. They did talk with the Police Chief about providing traffic control but admits it was too late into the season which made it tough to get people.
- Will provide attendance data (*provided by day and hour attendance for Great Pumpkin Trail and Dead-End Hayride combined on April 27th. Daytime event data not provided as issues occur in the evenings.*)

Other Agencies

Contact was made with:

- **City of Wyoming**
 - **Public Safety Director/ Police Chief Neil Bauer**
 - **City Administrator Robb Linwood**
 - **Mark Erichson – WSB, City Engineer**
- **Chisago County**
 - **County Engineer/Director Joe Tripplet**
 - **Assistant County Engineer Ben Hobart**
- **MnDOT**
 - **East area Engineer - Dmitry Tomasevich**
 - **East Area Traffic Manager – Kaare Festvog**

Below is a summary of their comments.

City of Wyoming

- Asked for an updated CUP for current and future use as Pinehaven farms has been successful and grown.
- Relationships have been good and want to continue in a positive way as growth occurs.
- The fact that the event only has one access route in and out makes problem solving complicated. There is no opportunity to get a second access to the local network due to the property relationship to the Carlos Avery Wildlife Management Area. The city approached Mn-DOT about getting emergency vehicle access off of 35 but they were denied.
- Traffic issues particularly at Viking Boulevard/Kettle River Boulevard were greater last year with the addition of the Great Pumpkin Trail.
- More complaints were received last year including people other than the usual concerns from residents on Kettle River Boulevard. This was likely due to the congestion on Viking Boulevard on the large traffic nights.
- Concerns city has include:
 - Emergency Services access to the area
 - Resident access to and from their homes
 - Intersection safety at E Viking Boulevard and Kettle River Boulevard and the I-35 Ramps
 - Maintenance costs of Kettle River Boulevard since it is a gravel road.
- Provided a video of a high traffic night on Kettle River Boulevard
- Last year the PD was approached about providing traffic control at the intersection but it was late into the season when request came and staffing was an issue.
- A suggestion was made by Pinehaven staff to direct all people west on E Viking Boulevard but that was not seen as reasonable as most visitors want to go back to the metro and there is no good way to get there.
- The Police Chief is willing to provide traffic control at the intersection. It will take planning and cooperation with the county Sheriff to staff it and funding to cover the cost.
- City Engineer would provide traffic information they have related to the area and the future development

Chisago County

- Currently, E Viking Boulevard operates ok except on a few large event weekends particularly as Halloween approaches.
- Event traffic is predominately from and to the metro area.

- Indicated that changes are likely to happen to E Viking Boulevard if large development happens as Kettle River Boulevard is very close to the 35E SB ramp. The city and county are currently studying alternatives.
- Most likely alternatives include relocating Kettler River Boulevard further west on E Viking Boulevard and construction of single lane roundabouts at the new intersection and the 35 SB ramps. This may include a roundabout NB 35 ramps, but MnDOT has nothing planned at this time.
- County will ask WSB who is doing the study to forward any traffic information that may be helpful
- There is no money or timing on any improvements at this time.
- With Kettle Boulevard and E Viking Boulevard intersection the only way into and out of Pinhaven farms it is a challenge.

MnDOT

- Staff is aware of some traffic issues on busy nights of the events primarily Friday and Saturday nights with some back-up onto the ramps but has been manageable so far.
- They have received no complaints.
- No planned improvements to ramps or bridge at this time.
- Traffic signals operate coordinated throughout the day until 21:30 weekdays and 21:00 weekends with no issue during normal traffic patterns. Other than a few heavy traffic nights there has not been much of an issue on their system.
- Signal timing has been adjusted in the past for the hayride event. They can watch cameras and adjust signal timing if needed.
- If the proposed large development occurs on the NW corner there would likely be traffic issues without improvements to Viking Boulevard. The county is leading that study.
- MnDOT has no traffic counts during the event time period.

Next Steps

We will take a look at available data in an attempt to determine flow rates for the event. This information will be important as with Kettle River Boulevard being the only access traffic flow rate will be the driving factor. Actual vehicle arrivals and departure rates would be ideal but currently not available.

Exhibit D-Map of Buildings/Structures

Key/Legend

1. Farm House-built in 1960s
2. Personal Storage Building
3. Mobile Personal Storage building
4. Agricultural Building
5. Agricultural Storage Building
6. Seasonal/Temporary Food Building
7. Mobile Food Building
8. Mobile/Temporary retail space
9. Pavillion
10. Haunted House Set Buildings
11. Haunted Hayride Storage Building
12. Mobile Skid structure
13. Agriculture Work Shop
14. Well House Building
15. Event Entrance/Exit

X. Removed since Picture taken

* Indicates building permits are on file



CITY OF WYOMING

PLANNING COMMISSION APPLICATION SUBMITTAL

DEADLINES 2025

The City of Wyoming Planning Commission meets at 7:00 p.m., on the 2nd and 4th Tuesday of each month. In order to notify the public that a hearing will be held, a **complete** application must be submitted by **NOON** on the date shown.

A <u>complete</u> application must be received by <u>NOON</u> on this date:		*To be heard by the Planning Commission at 7:00 PM on this date:
Monday December 23, 2024	→	*Tuesday January 14, 2025
Monday January 6, 2025	→	*Tuesday January 28, 2025
Tuesday January 21, 2025	→	*Tuesday February 11, 2025
Monday February 3, 2025	→	*Wednesday February 25, 2025
Tuesday February 18, 2025	→	*Tuesday March 11, 2025
Monday March 3, 2025	→	*Tuesday March 25, 2025
Monday March 17, 2025	→	*Tuesday April 8, 2025
Monday March 31, 2025	→	*Tuesday April 22, 2025
Monday April 21, 2025	→	*Tuesday May 13, 2025
Monday May 5, 2025	→	*Tuesday May 27, 2025
Monday May 19, 2025	→	*Tuesday June 10, 2025
Monday June 2, 2025	→	*Tuesday June 24, 2025
Monday June 16, 2025	→	*Tuesday July 8, 2025
Monday June 30, 2025	→	*Tuesday July 22, 2025
Monday July 21, 2025	→	*Tuesday August 12, 2025
Monday August 4, 2025	→	*Tuesday August 26, 2025
Monday August 18, 2025	→	*Tuesday September 9, 2025
Tuesday September 2, 2025	→	*Tuesday September 23, 2025
Monday September 22, 2025	→	*Tuesday October 14, 2025
Monday October 6, 2025	→	*Tuesday October 28, 2025
Monday October 20, 2025	→	* Wednesday November 12, 2025
Monday November 3, 2025	→	*Tuesday November 25, 2025
Monday November 17, 2025	→	*Tuesday December 9, 2025
Monday December 1, 2025	→	*Tuesday December 23, 2025
Monday December 22, 2025	→	*Tuesday January 13, 2026
Monday January 5, 2026	→	*Tuesday January 27, 2026

The Planning Commission reviews, holds public hearings, and makes recommendations to the City Council on all applications for plats, zoning amendments, variances, site plan reviews, and conditional use permits. The City Council makes the final decision on whether to grant or deny all applications. The City Council meets at 7:00 p.m. on the 1st and 3rd Tuesday of each month.

***Applications** that include improvements (streets, stormwater ponding, etc.) will not be heard until the city engineer has completed the review of the improvements.

Fred Weck

From: Wyoming
Sent: Tuesday, May 13, 2025 1:50 PM
To: Fred Weck
Subject: FW: Re-zoning

Stacey Saxe
Accounting Clerk



PO Box 188 | 26885 Forest Blvd | Wyoming, MN 55092

Direct: 651-462-0575 | Fax: 651-462-0576

ssaxe@wyomingmn.org

www.wyomingmn.org



CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, be aware that any unauthorized disclosure, copying, distribution or use of the contents of this information is prohibited and punishable by law. If you have received this electronic transmission in error, please immediately notify the sender by reply e-mail and destroy all copies of the original message.

From: Dianne Miller <diannedmiller@gmail.com>
Sent: Tuesday, May 13, 2025 12:02 PM
To: Wyoming <wyoming@wyomingmn.org>
Subject: Re-zoning

Wyoming City Council Members:

We recently attended the City Council Open House on April 29th to introduce the rezoning plans for the city. The plans as proposed would change our R1 residential neighborhood zoning, currently well and septic, to R3 residential zoning, which would require sewer and water to be installed down our street. As the map plan indicated, our side of the street would be required to hook up while the other side of the street would stay R1 zoning and would not be required to hook up. When we questioned several council members regarding this inconsistency, the responses were a bit vague and contradictory. One member claimed there would be no impact for a long time and not to worry about it; that to change the proposed zoning would be considered "spot" zoning and couldn't be done. Another assured us that this was feedback gathering from the public and changes could be made based on that.

Upon further inspection of the proposed zoning map, it is easily recognized that spot zoning is exactly what is being proposed. This is unacceptable. Our neighborhood borders Comfort Lake. For one side of the lake to be R3 and the other side to remain R1, will have unforeseen environmental impact upon the lake, Sunrise River and our lake association.

For one side of the street to be mandated city water and sewer and the other remain on well and septic makes zero financial sense and is poor management of resources. Our neighborhood has already invested heavily into well and septic systems, water run-off ponds, and strict watershed guidelines. To propose this added financial burden upon our families is intolerable.

I respectfully request a re-evaluation of this current rezoning plan and adjust to meet the needs of ALL community members.

Dianne Miller
7686 Hillside Ct
Wyoming

Fred Weck

From: Fred Weck
Sent: Wednesday, May 14, 2025 12:04 PM
To: 'Cassandra wittner'
Cc: Robb Linwood; gmacfarlane@wyomingmn.org; Kim Lindquist (KLindquist@wsbeng.com)
Subject: RE: Zoning
Attachments: Comp Plan Map Figure LU-1 LandUse_11-10-08 No wetlands.pdf

Casey & Casandra,
I'm sorry for the late response, I was out after having surgery.
I will get this to the Planning Commission for their next meeting.
I will also try to answer your two questions below.

How does it benefit this committee to change the zone of our pieces of land?

No one on the Planning Commission, City Council, or City staff will personally benefit from the rezoning of your land. The city may benefit, in the future if the land develops through increased population and property tax base.

Whose idea is this to change all of "Lendt Farm"?

All areas were looked at based on existing and future infrastructure and land uses. I have attached the Comprehensive Plan map from 2009. The map was adopted after the city and township merged and created a new Comp Plan for the new city. You'll see that that map also designated the parcels as medium and high density housing. Both the combined plan and the new one were developed by planning consultants working in cooperation with the Planning Commission and the City Council.

Fred Weck
Zoning Administrator
Building Official #MN1825
Advanced Septic Inspector #C5199
City of Wyoming
Department of Building Safety
26885 Forest Boulevard
P.O. Box 188
Wyoming, MN 55092
(651) 462-4947 Fax (651) 462-3938



E-mail: fweck@wyomingmn.org
City of Wyoming web-site : www.wyomingmn.org

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, be aware that any unauthorized disclosure, copying, distribution or use of the contents of this information is prohibited and punishable by law. If you have received this electronic transmission in error, please immediately notify the sender by reply e-mail and destroy all copies of the original message

From: Cassandra wittner <cmwittner@live.com>
Sent: Thursday, May 8, 2025 10:08 AM
To: Fred Weck <FWeck@wyomingmn.org>
Subject: Zoning

Zoning committee members,

We have 2 pieces of property that you are looking to rezone. One at 7261 Wyoming Trail and a vacant lot directly east of that address. We believe property owners should be the ones requesting a zone change from the government. Not wholly backwards, like what is happening here.

We have no interest in being zone R-3. There is no benefit to us and only possible negatives to future "what ifs".

Please answer the following questions:

How does it benefit this committee to change the zone of our pieces of land?

Whose idea is this to change all of "Lendt Farm"?

None of us want this. This rezone looks, sounds, and smells like someone out there has eyes on developing land that is not in their possession. Family land that has been handed down 4 and 5 generations. This is a slap in the face.

We opt out of this rezoning. It is frustrating to have our local government arbitrarily restrict how we use our own land based on their city vision. Please send a response that includes answers to both of our questions. Neither one of them are rhetorical.

Cordially,

Casey and Cassandra Wittner