

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

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for June 10, 2025, to order at 7:00 PM

CALL OF ROLL:

On a Call of the Roll the following members of the Wyoming Planning Commission were present: Mark Lobermeier, Katie West, Dan Iverson, and Chris Ortwerth

ABSENT: Commissioner Mark Holl

Also Present: Fred Weck, Zoning Administrator; Kim Lindquist, City Planner; and Council Liaison Lisa Iverson

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

Don Waller, 28480 Forest Boulevard, stated that he had heard that there was an Open House held recently and asked if zoning had been changed.

Chair Lobermeier explained that an Open House was held on April 29, 2025, to begin talking to the community about the proposed rezoning and clarified that nothing had been rezoned yet.

APPROVAL OF MINUTES:

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

A MOTION WAS MADE BY COMMISSIONER ORTWERTH, SECONDED BY COMMISSIONER IVERSON, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR MAY 27, 2025, AS SUBMITTED.

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

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

City Planner Lindquist outlined details of the variance request for the vacant property on Forest Boulevard owned by David Boyum for the front yard setback. She noted that it was located on a County road, which had an overly large setback requirement. She explained that in other instances, this would have a setback requirement of 80 feet, but because it was on a County road, it was 135 feet. She stated that the property could not meet both the rear and front yard setbacks, because they overlap, which meant it would be considered an unbuildable lot if the setbacks needed to be maintained as required. She noted that staff was recommending approval of the variance request, subject based on the 7 findings of fact outlined within the staff report, so the property owner can build a home on this constrained site.

Commissioner Ortwerth stated that he read in the staff report that Mr. Boyum was proposing an 1,800 sq. ft. home.

City Planner Lindquist stated that was correct.

Commissioner Ortwerth stated that he felt that the size of the home was fair for a lot of this size.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER ORTWERTH, TO OPEN THE PUBLIC HEARING AT 7:11 P.M.

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

There were no comments.

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

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

MOTION BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER ORTWERTH, TO RECOMMEND APPROVAL OF VARIANCE REQUEST: V-25-001, FRONT PROPERTY LINE SETBACK LOCATED AT 269XX FOREST BOULEVARD (VACANT LOT) FOR DAVID BOYUM, PROPERTY ID NUMBER: 21.00164.00

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

Chair Lobermeier stated that this would go before the City Council at their June 17, 2025, meeting.

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

City Planner Lindquist explained that this was a request for an amendment to the CUP for commercial outdoor recreation areas in the Agriculture zoning district. She noted that the property currently had a permit from 2004, and this would update and amend that permit. She explained that the applicant currently has 3 fall activities on the site in addition to the agricultural and ancillary uses on the site. She noted that they have the Pinehaven Farm Fall Festival and Pumpkin Patch, the Dead End Hayride and/or Haunted House, and the Great Pumpkin Trail, which was added in 2024. She stated that the applicant was interested in amending the permit because they would like to add additional events, including a Holiday Event series and a Winter Event series. She noted that the City and the neighbors were also interested in re-evaluating the permit due to concerns related to traffic, emergency vehicle access, noise, dust, and road maintenance. She explained that due to the concerns that have been raised, staff felt the best approach would be to reevaluate the 2004 CUP and revise it in order to address concerns and recognize future activities. She reviewed details of the site, access, parking, zoning, activities that take place on the site, typical visit times and lengths that have been gathered through online ticket purchases, average attendance, and trip estimates for the events, and employee information. She explained that this resulted in a fair amount of traffic that took place on a gravel road and stated that staff had discussed this and felt that the traffic volume had reached the level where this should be a paved road and no longer a gravel road. She explained that staff had also spent time discussing reasonableness and what an approach would be where they could facilitate some of the use on the site without being onerous to the neighborhood or negatively impacting the finances of the roadway for the City. She explained that one of the things they talked about with the applicant was having a traffic operational plan that may include some police assistance to direct traffic on peak days. She explained there were back-ups that happen on East Viking Boulevard that end up permeating all through the area road systems, which meant that taking the left turn to get on 35W was difficult. She noted that there were other ideas, such as increasing private access north of 280th, providing stacking on site rather than on the public roadways, and a traffic study after 2025, when they have actual numbers. She stated that staff would encourage the applicant to incorporate some of the other measures, such as providing stacking on site, before the traffic study as well, because they may improve the situation. She noted that one of the conditions that staff had included was that they continue to do traffic studies in the future to ensure that things don't get to the point where they were currently that was farther ahead, from a traffic standpoint, than what they had anticipated and one of the main points was that the applicant should pave Kettle River Boulevard. She noted that if another commercial user came to the City with this amount of traffic, the City would tell them that they needed to pave the road because of the volume, and believe that the official traffic study would also come to this same conclusion. She explained that they want better information, but they don't have enough time or information to come up with a definitive answer, so staff was saying that they cap attendance for the next operating year and look at what they are doing, implement some of the traffic ideas to see if they can reduce some of the traffic and then the applicant can come back to the City and amend the CUP to allow greater attendance at their activities. She stated that if they can implement some of the traffic ideas that they have come up with, and it reduces the impacts on the neighbors and nuisance issues that are occurring, and improves the traffic circulation, then they can come forward and ask for an amendment that would allow increased attendance. She stated that staff were recommending approval of the CUP with a variety of conditions, as she outlined. She noted that she believed the applicant had submitted information right before the meeting and had asked for some changes, but noted that staff had not had the opportunity to look at them, so they would not be able to comment on their requests.

Chair Lobermeier asked if the conditions of the CUP may change after the traffic study and the traffic mitigation efforts they would undertake this year, and if that made what they were discussing tonight a 1-year amendment to the CUP.

City Planner Lindquist stated that the conditions would stay the same because the City would expect the applicant to have implemented some of them, and those would be carried forward, but the capping of attendance may be different. She noted that there could be other modifications in the future that they hadn't thought of yet.

Commissioner West stated that a few years ago, the City was also looking at issues at this intersection, and asked how that played a part in the discussion of what the City was planning for the future and what they were asking the applicant to do.

City Engineer Erichson stated that the County was evaluating these intersections and had done some preliminary work and held meetings with MnDOT. He noted that it was separate from the improvements identified on Kettle River Boulevard, but there have been some discussions about alignment, and nothing had been decided. He stated that they are just trying to find the best solution, but noted that there was no easy solution there, and this situation was not helping, but reiterated that he felt this situation was separate from the other discussions happening. He stated that he was hopeful about internal operational plans for being able to queue internally on their site, the operational plan, and the traffic study information so they can understand the volumes, future operations, and what improvements can and should be made to Kettle River Boulevard, including being able to get emergency vehicles to the site, and neighbors being able to get in and out of their properties.

Commissioner Iverson asked what remedy the City had if the conditions of the CUP were not met by the applicant.

Zoning Administrator Weck explained that if the conditions were not met, the City would revoke their CUP, which would shut down the business.

Jeremy Hastings, representing the applicant, explained that he would like to make a few clarifications and also review the staff recommendations. He explained that their parking lot is striped and noted that they invested in a GPS-guided robot to paint striped parking spaces on grass fields, which has helped them become more efficient with their parking. He stated that the current CUP permits events from September 15 through November 15. He noted that the start time for the Haunted Hayride varies slightly throughout the season, based on sunset, but consistently opens between 6:00 and 7:00 p.m. on each operating night. He stated that they also wanted to clarify that the Pumpkin Trail closes 1 hour before the Haunted Hayride. He noted that they agreed with the proposed staff direction given in item #1 on page 5, regarding having police officers provide traffic control at Kettle River Boulevard and East Viking Boulevard. He stated that they had discussed this with staff last year and had intended to move forward, but for various reasons, found it wasn't feasible to do so at that time. He explained that they felt that was one of the major bottlenecks that was leading to much of the frustration with traffic backing up as people are leaving the site. He stated that they have been working with a consultant and believe they have come up with plans that will be able to alleviate a vast majority of the frustrations that surround this traffic situation. He referenced the conditions recommended by staff and explained that he would like to respond to them one by one. He read aloud #1 and stated that they found the expectations of the City to be reasonable, but did have some questions. He asked if they used cones and flags to designate temporary driving lanes or stacking areas in their parking areas, and if they would require any additional permits.

Zoning Administrator Weck stated that kind of question would be more suitable for staff and not the Planning Commission.

Mr. Hastings referenced condition #2 and stated that they also found that to be reasonable, but would request that they be able to continue to use SRF Consulting, the traffic study consultant they were currently working with. He referenced condition #3 and stated that they agreed with that condition, but believe further clarification was needed regarding the scope of remediation. He explained that they wanted to make sure that any reasonable mitigation is proportionate to the temporary nature of the traffic patterns. He stated that they are willing to cooperate with traffic mitigation efforts that would be appropriate and manageable, and would request that they be directly involved in selecting any traffic study firms, and reiterated that SRF Consulting was already engaged and familiar with their site. He referenced condition #4 and explained that they had significant concerns with this proposed condition due to its open-ended nature and would respect clarification from the City on some of the details. He noted that obtaining a realistic cost estimate for this project was essential because the final price tag may make the project unattainable for a business of their size. He clarified that they were not, in principle, opposed to the condition, but could not fully commit to it without knowing the price, and taking it on with the proposed 2.5-year timeline would pose a serious challenge to their business and its future operations. He referenced condition #5 and stated that they request that this condition be revised to allow for reasonable growth and modifications to their existing business operation. He stated that the ability to evolve and adapt was critical in their industry for long-term sustainability and would like the language to be changed to relate to new events and not new activities. He referenced condition #6 and explained that the operating hours of the Haunted Hayride have consistently aligned with the 2004 CUP, which allowed the event to close at midnight. He noted that it typically takes about 1.5 hours to fully clear patrons off the property after closing. He explained that on Friday and Saturday nights, ticket sales close at 11:30 p.m., the event closes at midnight, and all patrons are off the property by 1:30 a.m. He noted that on Sunday through Thursday nights, they close at 10:30, by all patrons are off the site by midnight. He asked that the City update the language in this condition to reflect their established practices that are in line with the existing CUP. He referenced proposed condition #7 and noted that they were already working with SRF Consulting to implement a traffic management plan for the season before the formal traffic study was completed. He moved on to proposed condition #8 and stated that they were not opposed to contributing to the cost of additional road maintenance, but would ask that the condition also include language allowing them to work directly with the Public Works Department to develop and coordinate a maintenance plan that would include joint decision making about when maintenance was needed and when it should be scheduled. He shared examples where the timing of the use of calcium chloride would not be ideal and could make the road conditions work. He referenced condition #9 and asked that the language in this item be changed to revise and replace Holiday Event and Winter Event with 'any new events'. He explained that they didn't disagree with the intent of this condition, but felt the revised language would provide for greater flexibility and clarity. He stated that they were already in compliance with condition #10. He noted that they had no issues with condition #11. He referenced condition #12 and explained that, in accordance with the 2004 CUP, the Haunted Hayride had always operated within the approved timeframe of September 15 through November 15, while the event only runs for a total of 8 weeks, the exact start and end dates can shift a bit within that window, depending on the calendar, including when Halloween falls. He explained that, for example, if Halloween falls mid-week, they typically continue their operations through the following Sunday. He stated that they are asking that this still be allowed to operate between September 15 and November 15, with an 8-week operation. He stated that they had no issues with the proposed condition #13.

Commissioner Iverson stated that he would agree that vehicles existing created a large problem, but for incoming parking, he asked how they would be able to double or triple the number of cars they can park in a minute.

Mr. Hastings stated that by limiting the number of turns that a car needed to make, they are able to bring cars in more strategically. He noted that when they implemented the robot to paint the lines on the grass field, it also increased efficiency. He stated that it would also be done with more and better-trained parking staff, more cones, and noted that he felt their consultation from SRF could outline many other strategies that could be utilized to get cars in and parking more quickly.

Commissioner Iverson stated that he has frequently seen a steady stream of cars along the roadway that are not moving.

Mr. Hastings stated that having a gravel road was kind of a self-regulating process, because it can get a washboard surface, which causes cars to slow down. He stated that finding a way to park cars faster was another challenge that they were ready to take on.

Commissioner Ortwerth referenced condition #8 and asked if they had tried anything besides calcium chloride on the roads.

Mr. Hastings stated that he believed Public Works had tried a product called Beat Heat, but he believes all the products gather moisture from the air and hold it in the bed. He stated that they also partner with the City and use their tractors to put down water to help mitigate dust. He explained that they were working behind the scenes to ensure that their impact is as minimal as possible and noted that he felt water on the roadway has been a successful approach. He stated that there have been times in the past when a significant rain event has happened at the same time as a heavy traffic event, and the road conditions were scary.

Commissioner Ortwerth stated that he would question how they would be able to get a water tractor down the road when there are parked cars.

Mr. Hastings explained that they time the watering of the road when traffic is low, which is usually early to midday and also at night after the last Haunted Hayride guests have left.

Commissioner Iverson stated that Mr. Hastings had mentioned that it took 1.5 hours after closing to get the patrons off the site and asked what was happening during that time frame and what the delay was.

Mr. Hastings stated that customers were making their way through the rest of the attraction. He noted that it takes about 50 minutes to get through the attraction if there aren't any queue lines at the different stopping spots. He explained that they try not to rush guests through the attraction so they are able to get the full experience that they paid for. He stated that they take security staff through the entire area to ensure that nobody is left behind and gets them to their cars. He clarified that they were not actively kicking people out at midnight.

Chair Lobermeier stated that Mr. Hastings talked about Kettle River Boulevard being difficult, and asked what percentage he referenced was public versus private.

Mr. Hastings stated that, Kettle River Boulevard, the City's portion, was difficult and explained that they also water the private road because it can get dusty and also water lanes of traffic on their property to keep dust down. He stated that washboards are a significant issue when it comes to how a dirt road is negatively affected, and speed leads to washboard conditions. He stated that when a washboard is there, Kettle River Boulevard is susceptible to, slows the cars down and creates more traffic conditions. He stated that they use a product out of Dresser, WI, called Trap Rock, on their roads, which seems to hold up well, and noted that they only need to grade their internal roads twice a season.

Chair Lobermeier asked if they had evaluated whether they could use buses to bring people in from remote parking locations in order to try to reduce the amount of traffic.

Mr. Hastings stated that buses were something that was definitely on the table for consideration, but did not think it would be the first or second option considered because he felt there were other lower-hanging fruit that could be implemented first.

Chair Lobermeier stated that the staff report indicated that their operations were currently not in compliance with the 2004 CUP and asked if Mr. Hastings agreed with that statement.

Mr. Hastings stated that he felt this came down to whether or not they see some of the events that they do as being agriculturally based. He explained that they have spent a lot of time traveling around the country to see other farms to look at how they have implemented strategies to make their farm viable for the next generation. He stated that the events have forged a path ahead for their family to be able to continue the farm into the 3rd generation. He explained that how they see agriculture appeared to be different than the City and explained that they see it as people coming out to the farm and getting acquainted with nature.

Chair Lobermeier stated that staff has recommended approval with the proposed conditions and stated that from Mr. Hastings' narrative, it appeared that he only agreed with 3 of the conditions, which concerned him. He asked if Mr. Hastings did not have enough time to meet with staff in order to work through some of the language concerns he had with the other conditions before the meeting.

Mr. Hastings stated that he would love to have more of an opportunity to be able to meet with staff and go over the conditions and some of the language. He stated that they received this information at the same time as it was made available to the public and the Commission, and would like to be able to talk to staff and try to find a win/win/win scenario for all sides.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO OPEN THE PUBLIC HEARING AT 8:04 P.M.

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

Jeff Johnson, 26850 Kettle River Boulevard, stated that he has been at this facility during off-peak hours and felt the demographics of people attending shows good use from the community by families. He explained that he believed there was value in having family-oriented activities like this available in the community. He noted that he had a question about paving Kettle River Boulevard because traditionally that would be levied against property taxes for the properties located on the roadway and asked if this would be levied based on the length of road that abuts the properties individually and if there would be a special assessment on the CUP for the paving of the road.

Chair Lobermeier explained that those were details that the City did not have right now.

Mr. Johnson asked if there were if there would be an opportunity for the applicant to do the projects, for example, in thirds, so instead of taking on the financial burden of the entire thing, they could do a portion of it at a time in order to keep the overall assessment costs down.

Chair Lobermeier stated that the answer to that will depend on the final conditions that would be adopted and reiterated that they did not have answers to Mr. Johnson's questions yet.

Meredith Hastings, 5226 280th Street, expressed her strong support for amending the CUP and asked the Commission to consider a reasonable and collaborative approach to the proposed

conditions. She stated that Pinehaven Farm was not just a seasonal attraction but was also a cornerstone of the community and helped put Wyoming on the map as a premier fall destination. She stated that it was named 'Best Pumpkin Patch' in the Star and Tribune, and explained that she felt its contributions went beyond tourism because last year, Pinehaven created 486 seasonal jobs. She noted that she felt local businesses also benefited from the increased traffic to the City and explained that she had concerns about some of the proposed conditions, particularly those related to a reduction in parking capacity and the requirement for Pinehaven to shoulder the substantial costs of paving Kettle River Boulevard. She stated that those proposed conditions represent an undue hardship that could hinder the farm's ability to operate at its current scale and continue contributing to the community. She explained that they were asking the City to support reasonable amendments to the conditions that will allow them time to collaborate with State and County officials on a road improvement plan that would be fairly funded and sustainably implemented.

Richard Ihlenfeldt, 9021 167th Lane NE, Forest Lake, stated that his concerns were surrounding unsafe conditions last year with the traffic when they were unable to get out of their house and do things like go get an ice cream cone. He explained that he had a background in safety and had been around tragic situations in the past, so he was concerned that if something happened to a family member, either two-legged or four-legged, how they would be able to get out of there. He referenced a situation last year where he was confronted in his driveway by a big guy running towards him, which was scary because he just wanted to protect himself and his loved ones in the home. He noted that it turned out that this person had run out of gas and did not know he was there, but explained that it was a very scary situation for him. He noted that there had been damage to his home due to the conditions and asked at what point a human life is worth profit. He stated that this was a safety issue and asked when the City would figure out that this was an unsafe situation, and the traffic is too much. He explained that he liked what they were doing at the farm and had attended the Pumpkin Walk last year, and agreed that it was nice to see family things in the community, but felt that there needed to be control.

Don Waller, 2840 Forest Boulevard, stated that he understood that things like the school tours and the pumpkin patch were agriculturally based, but the Dead End Hayride was entertainment-based. He referenced the noise ordinances and nuisances and stated that running the tractors and harvesters at night for an agricultural purpose was different than the air cannon and lights. He stated that he lives across I-35 from this and sees the lights and hears the air cannon and has answered questions at home for many years. He stated that the City needed to look at the traffic load on a public street.

Jerry Sampson, 25201 280th Street, explained that his biggest concern was the road and stated that the dust is terrible when it gets hot. He stated that the dust travels through the trees to his home, and he is not able to open his windows. He stated that to get good gravel that has some 'bind' in it, you need to travel to the other side of the St. Croix River. He asked if the roadway was ever going to be tarred.

Chair Lobermeier confirmed that it was one of the things they were discussing as part of a recommendation from staff.

Mr. Sampson stated that if the roadway was tarred, he felt that tax-wise, it should be equal for everyone who lives on the road and not just because the Sampsons have frontage, because it is all swampland. He stated that he would love to see the Hastings family have an entrance built to their farm on the north end, across the freeway. He noted that his wife has breathing problems, and the dust from this activity does not help, so something needed to be done. He stated that the last few weekends in October are when the farm is the busiest, people in the area cannot get in or out, and asked what would happen if any of them had a medical emergency.

Aspen Kurtz, 27464 Kettle River Boulevard, stated that she was frustrated and explained that the hayride did not close at midnight because there is heavy traffic from this event traveling down their road at 3:00 a.m. on some nights. She explained that she supported the business, but believed that things needed to change. She stated that if the number of people that attended the hayride continued year-round it would affect the surrounding properties and the residents in the area. She stated that, as an athlete, she has a much longer ride home due to the 'dead end season', which adds over an hour and cuts into her time in the evenings for homework. She cannot imagine having this much traffic stretch out over more months of the year. She explained that her social life has also been affected by 'dead end season' because no parent, in their right mind, would be interested in driving their child down a road that is this busy with people going in and out of the farm. She stated that if they add more events, this type of traffic would persist throughout the year and cause a larger effect on her social life and commute times. She reiterated that she supported the local business but felt this could not continue. She stated that having the deadline for the road improvement being 2028 was a bit of a stretch and explained that her father, who also owns a business, was given just 3 months to fix an issue.

Brad Bays, 543 East Kentucky Street, St. Croix Falls, WI, explained that he moved here from Florida to work with the Dead End Hayride. He stated that the amount of passion and care he has experienced from the Hastings family has been overwhelming. He noted that he had heard comments made about the amount of money being made at this business, but noted that the family was not living in a mansion or driving Lamborghinis. He stated that they are not doing this purely for profit and noted that he thinks they have been successful because they care and have passion. He stated that they were constantly thinking about safety and the community and noted that the events that are held are something that they have a burning passion for. He noted that there are 8 full-time employees who rely on this business, but are not just doing it to collect a paycheck, and are doing it because they care about the events and the community. He asked the City to consider the tradition that this farm and its events have built for the community for multiple generations.

Kenny Rutford, 4700 East Viking Boulevard, stated that his property abuts the old golf course and noted that one of the factors that he felt was being forgotten was all the houses that the developer wanted to put in there. He stated that there have been road studies done, and now they were talking about redoing another road, which he felt created a lot of loopholes and potential problems. He explained that he was in support of Mr. Hastings and his family to have a business and run their farm, but felt the Haunted Hayride was not agricultural. He stated that he supported the business, but they also needed to support what was going on outside. He noted that he also belonged to the Almelund Threshing Show and explained that they hire their own police. He stated that here he sees issues on a daily basis when he comes home from work, including headaches getting in and out, and noted that it was a headache in this location year-round, and felt it was just a matter of time before someone is killed here. He stated that in addition to worrying about traffic, he also worries about the dust that goes onto County Road 22 for motorcyclists and noted there are a lot of 'fun runs' for motorcyclists held in October. He explained that he had sent an e-mail to the City that shared his concerns about who would pay for traffic outside at all times. He stated that there were comments made about off-peak times and asked when those were because he comes through the area at different times of the day. He stated that the local police do not have time for this because they are already trying to protect the community and cannot place someone on site from 3:00 p.m. to 2:00 a.m. and noted that he agreed that sometimes these people do not get out of here until 3:30 a.m. because he can see it through his woods. He stated that before this moves forward, he would ask the City to consider the new development because they still don't know how they are going to manage traffic for the 350 new homes. He explained that he supported this farm, but also supported the community and safety.

Cassie Kurtz, 27464 Kettle River Boulevard, stated that traffic is there on weekends or weekdays and explained that it took her an hour to get her daughter to an event during the week that took place during daylight hours around 4:00 p.m. She noted that there is about a 2-month period where they cannot even walk the road, and it also limits their use of the yard because of the dust. She stated that there was also anger among the drivers on the road, excessive speeds, and explained that she has lost days at work due to traumatic experiences. She explained that they have incidents captured on camera of people urinating in their yard. She noted that her boyfriend has recurring nightmares from an instance where he was charged by someone on their property. She stated that the CUP talks about welfare and safety, but they had an actor injured who had to be taken to the hospital in a side-by-side because it was too slow to take a regular vehicle or get emergency support down the road. She stated that they have been seeing year-round traffic issues, including semis and other truck traffic. She stated that capping the visitors at the 2024 levels was already disastrous, and now they are looking at adding more events. She noted that if a store, like Walmart, closes at midnight, they are not open until 1:30 a.m., and if road improvements were needed, Walmart would also have to foot the bill for those improvements. She stated that the CUP talks about not interfering with traffic, but the events are causing major traffic problems. She acknowledged that it was a neat event and they had attended it, but it was being held in someplace that could not handle the volume of people that were coming.

Diane Blair, 27222 Kettle River Boulevard, stated that she was 76 years old and would like to be able to have emergency folks get to her when they need to and noted that she was still active and wanted to be able to get out of her house, even if it was just to run down to Target to grab something. She stated that cars are driving past at 3:00 a.m., and there are dust issues. She asked what the next step would be and stated that they have been talking about moving forward and improving the CUP for 2025, but asked what would actually change.

Chair Lobermeier stated that what had been presented by staff was the 13 new conditions that would be added to the CUP. He encouraged residents to follow this process as it moved through the City and explained that the Planning Commission would make a recommendation to the City Council, which would be the ones who made the actual decision about this application.

Zoning Administrator Weck explained that if the City amended the CUP or revoked the CUP, the City would hold another public hearing.

Jen Winiecki-Rowe, 5633 277th Street, referenced the light pollution and felt the City was right on the cusp of not being able to see the stars and the northern lights. She stated that if they add more things during the winter months, the light will reflect much more, and asked if the City had anything on the books about taking a look at light pollution later in the process. She asked about the noise and the possibility of restricting the pumpkin cannons a bit more and stated that her dogs bark at them every hour or so, because even though she lives over a mile away, they can still hear them.

Zoning Administrator Weck stated that the City does have a lighting ordinance and does have regulations related to light leaving the property lines, but did not think that would affect the dark sky situation.

Ms. Winiecki-Rowe stated that she would like to see this tested seasonally and not just one season, for example, when there was leaf cover there.

Trevor Osterbauer, 5004 280th Street N, stated that his family has been neighbors of the Hastings family for his whole life and was proud of what they have been able to do with this land. He stated that he has heard a lot about public safety and agreed that it was #1, and he felt he heard Mr. Hastings indicate that they would do their best to be in compliance and help the neighbors on the road. He stated that he lives next door and has front row seats to the pumpkin walk and suggested

that they add some new songs to their playlist. He explained that his life and use of his property have not been restricted by this business.

Lindsay Farris Martin, 25305 West Comfort Drive, stated that she was here to share her strong support for the CUP amendment. She stated that she realized that there were things that had been called out for further clarification, and that staff had also called out some things for further discussion, for things like traffic and access improvements. She noted that she understands that the residents have also shared some valid concerns, but felt the conversation was not just about one property and about how the City can continue to support reasonable, community-driven businesses. She stated that the Dead End Hayride is part of Pinehaven, which is a 3rd generation family farm, which has been part of the City for 75 years. She stated that they have been welcoming the public to the farm for over 30 years, and for the last 17 years, the hayride has grown into one of the region's most recognized fall experiences. She stated that this was not a corporate attraction, which she felt they needed to keep in mind, because this was a firefighter/first responder-owned business, and the same people running the hayride are the same ones responding when someone calls 911. She noted that the ripple effect of what they have built here reaches far beyond their property lines because they give back to the community, and other businesses benefit from the seasonal traffic. She stated that she did not think the Hastings family was asking to grow at the community's expense, but were asking how they could contribute in a way that works for everybody.

Dawn Westberg, 4677 252nd Street, stated that she has been a neighbor of the Hastings family for the last 33 years and was very proud of the business they had grown. She stated that she would appreciate it if their business were allowed to stay open and noted that she also works for them by driving a hay wagon. She stated that in that role, she has seen many families come from all over Minnesota, but also from Wisconsin and South Dakota to be together as a family. She noted that she also drove for the Haunted Hayride, which has been an amazing experience. She explained that when she drives home after her shift, she has not heard the loud noise that people have complained about. She noted that if her windows are open, she can faintly hear it, but it is just background noise.

MOTION BY COMMISSIONER ORTWERTH, SECONDED BY COMMISSIONER IVERSON, TO CLOSE THE PUBLIC HEARING AT 8:34 P.M.

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

Commissioner West stated that she appreciated the amount of public comment they have gotten on this issue and agrees that the road and traffic issues need to be addressed.

Chair Lobermeier stated that this was a good and interesting business that has changed a lot since the 2004 permit and felt that it needed to be factored in, along with the additional changes being proposed. He stated that he had asked his earlier questions because it was clear that the proposed conditions had not been set yet, and some needed to have more discussion and negotiations between the applicant and City staff. He stated that based on what they had heard tonight, there may need to be additional conditions added as well. He explained that he planned to make a motion to table this item to give staff time to speak with the applicant about the language and conditions, so the Commission could make a decision based on conditions that were agreeable to all parties.

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER WEST, TO TABLE CONSIDERATION OF THE CONDITIONAL USE PERMIT AMENDMENT C-25-001 – DEAD END HAYRIDE, LOCATED AT 28186 KETTLE RIVER BOULEVARD FOR JOHN B. HASTINGS FAMILY LIMITED PARTNERSHIP, PROPERTY ID NUMBERS: 21.10118.00, 21.10128.00, 21.10132.00, AND 21.10116.00, UNTIL THE JUNE 24, 2025 PLANNING COMMISSION MEETING.

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

Chair Lobermeier recessed the meeting at 8:36 P.M. and reconvened at 8:42 P.M.

NEW BUSINESS

OLD BUSINESS:

4. Comprehensive Plan Rezone Discussion

Chair Lobermeier reviewed some of the recent discussions and input they had received and noted that one of the big ‘aha’ moments that occurred was about the misunderstanding that people think they cannot use their property if it was rezoned, which was not true. He stated that he believed there was a notion that the City was limiting what people could do on their property, and that was not happening more than was already being done with the current zoning, because there are setbacks and height restrictions, no matter the zoning. He stated that rezoning, by itself, was not restricting use or what people can do with their property.

Commissioner Iverson stated that he did not have the benefit of being part of the entire journey of creation of the Comprehensive Plan. He stated that one of the things that he would like to unwind a bit with the Commission was related to the industrial use on the north end. He stated that when he went to the Comprehensive Plan and looked this up, there were 4 areas planned as mixed-use, which included the southwest quadrant of Highway 61 and 250th Street, and east of and adjacent to County Road 30, and directly south of the Wyoming/Stacy border. He noted that this was where the City showed this as industrial, but in the text, it says it was planned as mixed-use.

Zoning Administrator Weck stated that he thinks there was both industrial and mixed-use in this area. He suggested that he grab the big map because it would be easier to see on there than the smaller map.

Commissioner Iverson stated that page 21 of the Comprehensive Plan has language that says this is a mixed-use area, but now there didn’t appear to be mixed use in this area. He noted that the other thing he was looking at on the map was that, in looking at surrounding communities, of the percentage of industrial versus other types, the City has a lot of industrial, and now they would be adding quite a bit more. He stated that they were currently around 10% industrial, and the surrounding communities were only around 1%. He explained that he loved the existing industries but felt that it needed to be a balance between whether Wyoming was a great City to work in or a great City to live in. He stated that he would like to hold off on having industrial use in that specific area for now.

Commissioner West stated that she has gotten quite a few comments on whether what the City

was trying to do was too much for the next 20 years and if this was really where they saw the City going. She stated that many of the comments she has gotten have questioned whether the goals and ambitions have been too much or even realistic.

Zoning Administrator Weck reminded the Commission that the Comprehensive Plan was a living document and can be revised every 10 years or as the City sees fit. He stated that they have to put the horse before the cart because if people don't see that there is commercial zoning available for them to move into, they will move on to another spot that has commercial zoning.

Commissioner West stated that she understands many of the concerns from residents, especially those who have lived here a long time. She stated that she does think that Wyoming can grow, but since the Commission was talking about this, she wanted to bring those concerns up with the Commission.

Commissioner Ortwerth stated that he agreed with Commissioner West because that was a lot of what he heard, too, about whether they were ready to make this move and whether the town was truly going to grow. He stated that a lot of people had shared that they liked the small-town feel and wanted to remain a small town. He explained that this has weighed heavily on his heart because he moved to Wyoming to live in a small town, and he also liked the small-town feel. He noted that he was not against this move, but after finding out about the sewer and water issues, the City was nowhere near this Comprehensive Plan, because no industrial use would come without sewer and water. He stated that he felt this Comprehensive Plan was a bit ahead of things, and they were not there yet.

City Planner Lindquist stated that the Comprehensive Plan was somewhat aspirational, so even if things were not filled in within 10 years, the City would still be making decisions based on where they wanted it to go. She stated that she understood people were concerned because of the rezoning, because they believed it was going to be a much closer time horizon, but it most likely wouldn't be.

Commissioner Ortwerth stated that he understood that, but was not sure that the public understood that. He noted that he believed the work the City had already put into the Comprehensive Plan was great, and if that is their outgoing look, he would support it.

Commissioner Iverson stated that psychologically, he felt the rezoning was kind of a big deal, even though the City can repeatedly tell them that things were not happening tomorrow and may never happen.

Commissioner West stated that many people view this as a negative thing, and the uncertainty makes long-time residents leery of the change and noted that many of the comments they got were that the residents had no say in this.

Chair Lobermeier stated that Mayor Iverson said a very smart thing at their last meeting when she pointed out that the City had not really done a good enough marketing job, and explained that this was not cast in stone and that the Comprehensive Plan was not a blueprint. He stated that the question he wanted the Commission to ask themselves was if the land use map, as it has been prepared, is representative of what they were thinking. He suggested that they continue this discussion at their next meeting and be prepared to make a final decision.

COMMUNICATIONS:

Zoning Administrator Weck gave a brief description of the items slated for discussion at their next meeting.

UPDATES:

A MOTION WAS MADE BY COMMISSIONER ORTWERTH, SECONDED BY COMMISSIONER IVERSON, TO ADJOURN THE JUNE 10, 2025 “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 9:03 PM.

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