

**AGENDA
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
OCTOBER 14, 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 September 23, 2025.

SCHEDULED PUBLIC HEARINGS:

2. Conditional Use Permit Amendment C-25-006
Location: 6641 Lake Boulevard
Applicant: Denyce McLaughlin of Top of the Valley Pet Resort
Property ID Number: 21.11069.00
3. Interim Conditional Use Permit for a Cannabis Retailer: I-25-003
Location: 6641 Lake Boulevard
Applicant: Billy Lavelle of 10,000 Bakes
Property ID Number: 21.11069.00

NEW BUSINESS:

4. Sketch Plan D-25-006; Sunrise River Bank 2nd Addition
Location: East Viking Boulevard, Greenwood Golf Course Site
Applicant: Richard Morris of NTD-COM, LLC
Owner: NTD-COM, LLC, Richard Morris
Property ID Number: 21.10302.31

OLD BUSINESS:**5. Rezoning Z-25-002 – Rural Residential 1 (R-1) to Agricultural (A)**

Location: 7745 Wyoming Trail

Applicant: David & Kelly Wosika

Owner: David & Kelly Wosika

Property ID Number: 21.10358.00

COMMUNICATIONS:**UPDATES:****ADJOURN****UPCOMING:**

**UNAPPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
SEPTEMBER 23, 2025
7:00 PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for August 26, 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, Mark Holl, and Chris Ortwerth

ABSENT: None

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

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

Chair Lobermeier explained that he would like to amend the agenda and add an item for appointing Commissioners to the Board of Appeals under New Business, and an item under Communications, to recognize Commissioner Ortwerth for his time on the Commission.

A MOTION WAS MADE BY COMMISSIONER HOLL, SECONDED BY COMMISSIONER WEST, TO APPROVE THE AMENDMENTS TO THE AGENDA, AS PROPOSED.

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

OPEN FORUM: NONE

APPROVAL OF MINUTES:

- 1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for August 26, 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 AUGUST 26, 2025, AS SUBMITTED.

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

SCHEDULED PUBLIC HEARINGS:

2. Rezoning Z-25-002 – Rural Residential 1 (R-1) to Agricultural (A)

Location: 7745 Wyoming Trail

Applicant: David and Kelly Wosika

Owner: David and Kelly Wosika

Property ID Number: 21.10358.00

City Planner Lindquist gave an overview of the request to rezone property located at 7745 Wyoming Trail from R-1 to Agricultural. She explained that one of the reasons staff was recommending denial of this request was due to spot zoning, which is different than the surrounding properties. She noted that this property is located within a grouping of R-1 area and explained that she could not tell the Commission why this line or grouping was chosen, but it is clear that there was an intentional area designated for R-1 and the area to the west as R-2. She stated that the applicant had mentioned that the property to the north is Agricultural, but in staff's opinion, they would not consider that of the same value as the properties to the south, east, or west because of the minor arterial that separates the northern area from this site. She noted that Wyoming Trail is a fairly significant road in the Comprehensive Plan, which means it is wider, well-traveled, and usually would have higher speeds, and noted that this would be a differentiator from one type of land use or zoning to a different one. She reviewed the site characteristics and noted that the applicant had indicated that there had been farming on the site as well as residential use since they purchased it. She stated that the County classified it as a residential homesteading site. She reviewed the criteria within the City's ordinance, which are used for rezoning properties, and noted that the City can use standards outside of what is listed in the ordinance as well. She reviewed the standards and questions that should be used for consideration when evaluating this request, related to things like parks and schools, whether it was sufficiently compatible with existing development, and the needs of the City. She explained that staff was recommending denial because they felt the property was appropriately zoned as R-1 and was consistent with a majority of the surrounding land uses to the south and west. She noted that rezoning to Agricultural would be considered spot zoning because there were no immediately adjacent agricultural uses. She explained that from staff's perspective, they do not feel that there has been a change in policy or the Comprehensive Plan that would warrant rezoning the property for Agricultural use.

Commissioner Iverson asked about spot zoning and asked if the City had a definition of what it is.

Zoning Administrator Weck explained that they did not have a definition included in the ordinance, but it could be found in case law.

Commissioner Iverson noted that he had an example from the Minnesota Supreme Court and read aloud a definition from a case involving the City of Eagan and Amcon Corporation.

City Planner Lindquist stated the information and definition made sense because if the City felt the property should be rezoned, it would be rare that they would think just one parcel would warrant the change. She noted that it would also usually be due to a change in policy or direction that would mean rezoning several parcels or a section of the City, and not just one parcel.

Commissioner Iverson stated that other examples he found were placing a gas station or store in a residential neighborhood. He noted that he was not a lawyer and assumed that the City's legal counsel had weighed in on this issue.

City Planner Lindquist confirmed that the City Attorney had reviewed the staff report.

Commissioner West stated that it looked like on the zoning map, there was an adjacent parcel that looked like it was spot zoned because across the street, there is R-2 right in the middle of Agricultural zoning.

Zoning Administrator Weck explained that this is because the large parcel is owned by the same person as the little parcel, and the little parcel was giving the large parcel public road access.

Chair Lobermeier stated that he appreciated the discussion about spot zoning and explained that this was the issue that initially brought him to the Planning Commission years ago. He stated that he understood the recommendation from staff, but the part that he did not understand was included in the letter from the applicant regarding the history of the parcel. He stated that it appears that when this was in the township before the merger, there was Agricultural zoning associated with this property.

Zoning Administrator Weck shared some of the history of the property and noted that the township had it as urban residential, and Mr. Wosika had asked to have it zoned Agricultural, which the township did in 1992. He stated that the township adopted a zoning ordinance in 1996, 2000, and 2005, and then the City and the township merged in 2009. He noted that he can find maps for everything except 1996, and in all of the maps, this parcel is back to urban residential or R-1 district.

Chair Lobermeier stated that it was clear that the use of the property has been agricultural for a long time, had been zoned Agricultural, but they do not know how, when, or through what process it became R-1.

Zoning Administrator Weck stated that he was still working on finding the 1996 map.

Dave Wosika, 7745 Wyoming Trail, stated that in 1992, they were zoned Agricultural, and before that, they bought it as a hobby farm. He noted that they were told by Cheryl Bangstrom that they were not allowed to have animals, and they immediately filed with the city and town board. He stated that they looked at it and changed it back to Agricultural and told them that it should never have been changed to R-1. He stated that they have lived their lives on this property for 31 years, thinking they were Agricultural, and noted that they never received notice that it would be changed and rezoned. He stated that it is not right and stated that he wanted to see all the documentation on this because all he has heard from the City is that they are R-1 and a list of restrictions that they now have. He displayed a picture of their farm with all their animals and explained that this was how they live their lives on a farm. He stated that they have chosen to have goats, chickens, pigs, ducks, horses, and donkeys, and this was why they chose to move to Wyoming. He stated that he felt this was an injustice and shared examples of how they have been involved with community schools in hatching chicks and hosting field trips. He stated that their property was a true hobby farm and should be zoned Agricultural, and asked how the zoning was changed. He noted that if he had any inkling that the zoning was going to change, he would have been up at the City fighting against it.

Kelly Wosika, 7745 Wyoming Trail, referenced the slide from the presentation of the zoning map and described the various areas along Wyoming Trail that are zoned Agricultural. She noted that if the City was comparing their parcel to the area to the south, there is no road to get to those homes because they are off of Pioneer Trail. She stated that they are in line with the neighborhood along Wyoming Trail, and thinks it makes more sense with them to be grouped with that area. She explained that she didn't feel that zoning them as Agricultural would be spot zoning because they aren't really connected to the houses to the south. She stated that was the point she had tried to make in the letter she had submitted. She noted that with Agricultural zoning, they were not using more resources.

Mr. Wosika stated that the question was asking about whether the spot zoning would benefit the

community and explained that he felt it had benefited the community. He stated that this is just not a house that wants to be zoned Agricultural and noted that they do want to go for a cannabis license, but he thinks the bigger thing to consider is how and when his parcel was rezoned without any documentation or notification to him.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER HOLL, TO OPEN THE PUBLIC HEARING AT 7:27 P.M.

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

Tracy Wosika, 6009 Edgewood Drive, Ham Lake, explained that she grew up on this property, and it has always been agricultural. She stated that she grew up with her pet donkey, ponies, and friends who loved to come hang out. She noted that she always thought it was Agricultural and did not understand why it was not zoned that way. She stated that everyone who lives in Wyoming Trail past the police station is all farms and agricultural homesteads, and believed it made sense to rezone it to Agricultural.

MOTION BY COMMISSIONER ORTWERTH SECONDED BY COMMISSIONER IVERSON, TO CLOSE THE PUBLIC HEARING AT 7:29 P.M.

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

Zoning Administrator Weck stated that although the Wosikas have a hobby farm and were looking at the cannabis license, he wanted to make sure people knew what other things could go there if it were zoned Agricultural. He read aloud a list of permitted, conditional, and interim conditional uses that were allowed in Agricultural zoning.

Chair Lobermeier noted that the questions of why this property was not currently zoned Agricultural and when it was rezoned feels open. He stated that there was a general sense that if this were to move to Agricultural it would continue with its current use, but Mr. Wosika has admitted that the use would be different. He explained that he would like to wait and see what Zoning Administrator Weck was able to find out why it moved from Agricultural and how it got to R-1. He noted that he does see the argument related to spot zoning when he sees what is adjacent to this parcel, and felt there were two reasonable arguments, and reiterated that he did not feel he had enough information yet.

Commissioner Iverson noted that he was not as convinced that this would be considered spot zoning.

Commissioner West stated that she agreed with Commissioner Iverson.

Commissioner Iverson stated that he had done some research about spot zoning, and his interpretation was that it did not apply in this case, and he felt that this did offer a benefit to the community with educational opportunities.

Commissioner West stated that from driving down the road, you get a different sense, and she felt that this property has operated as, or is similar to, Agricultural.

Commissioner Holl explained that he could go either way on this request and shared an example of his family farm in Forest Lake, where a similar thing happened. He stated that he felt it was important for them to understand when and how the zoning was changed on this parcel.

Chair Lobermeier stated that a piece that he felt was still missing was what risk the City may have if this were rezoned and it was challenged as spot zoning.

City Planner Lindquist noted that they can have a conversation with the City Attorney. She noted that because this spot zoning would not be as egregious as a gas station in a residential area, that would not mean it wasn't still spot zoning. She stated that if the Commission felt it was appropriate that the zoning should be changed, they should look at the entire area, and there should be no reason to have one lone lot zoned this way.

Commissioner Iverson asked how many lots would meet the requirement for Agricultural, which is a 5-acre minimum.

MOTION BY COMMISSIONER HOLL, SECONDED BY COMMISSIONER IVERSON, TO TABLE REZONING Z-25-002 – RURAL RESIDENTIAL 1 (R-1) TO AGRICULTURAL (A) FOR PROPERTY LOCATED AT 7745 WYOMING TRAIL, APPLICANT/OWNER: DAVID AND KELLY WOSIKA, PROPERTY ID NUMBER: 21.10358.00, UNTIL THERE IS MORE INFORMATION ABOUT THE HISTORY OF THE REZONING.

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

Mr. Wosika noted that there has been no new development near them other than the one behind them. He stated that he feels what had been done to them and the property to the east when they rezoned this was spot zoning because it was Agricultural, and they changed it. He explained that he was looking at this not as being rezoned, but getting his property put back to what they were.

Ms. Wosika noted that one of their neighbors to the west had submitted a letter with their application that stated that they liked the agricultural feel.

NEW BUSINESS:

3. Board of Appeals Appointments

Zoning Administrator Weck noted that the City had not had an appeal since 2012, but they did need to appoint 2 Planning Commissioners to the Board of Appeals. He noted that, in addition to those 2 individuals, it would also consist of 2 Councilmembers and 1 public member at large.

Chair Lobermeier and Commissioner Holl volunteered to serve on the Board of Appeals.

OLD BUSINESS:

4. Council Action on Rezoning of Parcels

Mayor Iverson stated that she wanted to commend the Planning Commission for the work they had done related to rezoning and understood it was hard work. She explained that the Council

had gotten a lot of feedback that people were worried and concerned, and when the Council discussed it, the consensus was that they were in favor of stopping this process for now. She stated that the City can use the Comprehensive Plan and allow the rhetoric to settle down. She noted that she believed it was important for the residents to feel heard by the City and that the City continues their education efforts so residents understand this. She reiterated that she truly appreciated the work done by the Commission and explained that the amount of time and effort they had already put into this process was not lost on her.

Chair Lobermeier stated that the Council's direction was not entirely different from what the Commission had decided at their last meeting to slow things down a bit and listen. He explained that he felt robust dialogue was valuable even when there were disagreements, and this meant that the robust dialogue would stop. He stated that his question would be how long this pause would be and noted that Mayor Iverson had used the words 'for now' when she talked about this. He noted that he had looked back at past minutes and out a year ago the Commission had attended a Council Work Session meeting where they talked about the rezoning plans and the Council had given them the go-ahead to move forward, so this recent decision was a major reversal from a year ago. He noted that Councilmember Nanko Yeager did not want the rezoning when it was discussed in 2024 and also did not want it now, but the others seemed to have reversed, and read aloud examples of statements Councilmember Schilling had made last year and this year. He asked what the next step would be and asked if there had been a chamber full of people wanting to speak during Open Forum at the meeting where the Council gave this direction.

Mayor Iverson stated that every meeting in the last 2 months has been filled with people. She stated that the Council had not reached a consensus on what should come next and suggested that they take it to a Work Session next year to see what direction they may want to give. She noted that there has been a lot of discourse and, in this case, the discourse appeared to be spreading very quickly, which she did not feel was good for the City. She stated that she believed that the City needed to share the message that they were listening to the residents and look at how the City can do better with communicating changes to residents.

Commissioner West stated that there was no pushback or input on the Comprehensive Plan, but she thinks that people may have understood what it meant. She stated that she thinks people had received the communication, but just did not understand what it all meant. She noted that she has gotten a lot of comments that shared the sentiments that Wyoming was not Forest Lake or Hugo, and the reason people moved here was for the rural feel, and did not understand the need for rezoning. She noted that she felt that this was the dialogue that needed to take place about the hopes of the City and what the residents are hoping for. She explained that she felt like there was a disconnect between what the majority of the population feels and what the City was hoping for.

Commissioner Ortwerth stated that he was new to the City in 2019, then COVID hit and locked everything down. He stated that he had no idea that the City was working on the Comprehensive Plan and believes that may be where the disconnect came from because nobody understood the City's plan, until the rezoning came about and made everyone upset. He stated that he had no idea about what was going on until he started to research things and realized that he needed to come up and speak about these things, so his voice would be heard.

Chair Lobermeier noted that he had lived in Wyoming since 1993 and agreed that this proposed rezoning hit a nerve with people. He stated that the idea that it was inconsistent with what Wyoming is was something he considered to be the eye of the beholder. He noted that he had done research on historically significant conversations of Agricultural land to something pretty urban and shared examples of the hospital in 1998, the Maranatha Church campus in 2001, and

Polaris in 2003. He stated that it comes down to economics when someone wants to develop, and the challenge for the Commission is to decide if that is what the City wants there. He stated that this is the kind of clarity he would hope to get from the Council when they discuss this in the Work Session.

Mayor Iverson stated that she hopes her legacy with the City will be that they did many things to look into the future. She stated that this is one thing that just needs more fine-tuning from the Council on how things are communicated.

Commissioner Iverson stated that he felt the 'why' for these changes was a critical piece of communication.

Mayor Iverson noted that the City did not have a communications person employed at the City and shared a mail idea that Commissioner Iverson had shared with her that she felt was a good idea.

Commissioner West stated that when they are talking about making changes to properties, it might be nice, for a personal phone call or email, if they aren't dealing with a large area.

COMMUNICATIONS:

5. League of Minnesota Cities 'City of Excellence Award and Article

Zoning Administrator Weck explained that this was an award the City had received.

6. Recognition of Commissioner Ortwerth

Chair Lobermeier stated that Commissioner Ortwerth had resigned from his position, and he wanted to make sure they took time to recognize him. He stated that Commissioner Ortwerth came up to speed on the Commission faster than he had seen anyone else be able to do it. He noted that he had always appreciated the comments and perspective he brought to the meetings and felt they made the Commission better. He stated that the Commission wished him luck in his new role, even though he would be on the road more.

Commissioner Ortwerth stated that he had learned a lot during his time on the Commission and appreciated the time the Commission had spent with him.

UPDATES:

Mayorga Meadows Pre and Final Plats, Summer Field CUP Amendment, and the Xcel Monopole were approved. Cannabis Cultivator IUP was denied.

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER ORTWERTH, TO ADJOURN THE SEPTEMBER 23, 2025, "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 8:08 PM.

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

**CITY OF WYOMING
PLANNING AND ZONING**

TO:	Planning Commission
DATE	9/30/2025
MEETING DATE:	10/14/2025
FROM:	Kim Lindquist, City Planner
	Fred Weck, Zoning Administrator
RE:	Conditional Use Permit for Top of the Valley Pet Resort
APPLICANT:	Denyce McLaughlin
PROPERTY OWNER:	Damarco LLC
PROPERTY:	6641 Lake Blvd
FILE NO.:	C-25-006

OVERVIEW

The applicant, Top of the Valley Pet Resort has applied to locate in the existing 2,000 square foot building at 6641 Lake Street. The proposed use is boarding, daycare, grooming and training center for dogs. The applicant intends to have outdoor space of approximately 30,000 square feet to the rear of the building, which will be fenced. By ordinance a commercial dog kennel is any place where four (4) or more dogs or domestic pets over four (4) months of age are kept, boarded, bred, trained and/or offered for sale, except in the case of a veterinary clinic. A conditional use permit is required for approval of the use at the site.

The property is presently developed as a commercial site and has six parking stalls in the front, along Hwy 8. The entire site is 2.83 acres although a good portion of the parcel is located within the Hwy 8 right of way and boulevard. There is ample land available for additional parking should the applicant experience additional demand as a result of the pet resort. As noted, there is also an area to have pets outside.

One final item for discussion is that there is another application for the same property on the Commission's agenda. This use is a conditional use and the other, a cannabis retailer is an interim conditional use. It is recommended that the City approve the requests, if appropriate, and the property owner can determine which use will go into the building. The City should revoke the other permit after the determination.

SITE CHARACTERISTICS

The property is approximately 2.83 acres and is comprised of one tax parcel. The property is located at the intersection of Hwy 8 and Greenway Avenue, in the northeast corner. The building is located in the north, with parking in front of the building. Access to the site is from Greenway. The applicant does not anticipate any changes to the site

with the exception of fencing a large area in the back of the site. Google Map shows a fence currently on the site.

The ordinance requires thirteen (13) conditions be met for granting a conditional use permit in the rural residential 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 a pet resort which has boarding, daycare, grooming and training of dogs on the subject property based upon the findings of fact and subject to the following conditions.

1. The applicant shall maintain all site vegetation in the rear of the site and along property lines.
2. The applicant may install a fence in the rear of the building so long as existing vegetation remains or new vegetation is established.
3. If determined by the City, based upon on-site parking demand, the applicant shall install additional parking stalls for city review and approval prior to their installation.
4. The property needs to comply with all applicable local, state and federal regulations necessary for operation of a commercial kennel, including meeting all zoning ordinance requirements

STAFF REVIEW

General Comprehensive Plan and Zoning Review

The subject property is zoned C-Commercial and is guided for Commercial uses in the Comprehensive Plan.

The zoning and surrounding guided uses are as follows:

North – C – Commercial use

South – Excess right of way and residential south of Greenway Lane

West – US Hwy 61

East – R1- Rural Residential

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 a commercial dog kennel use in the C-Commercial zoning district. The standards are as follows:

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

- The proposed use is consistent with the commercial zoning designation and is allowed as a conditional use in the commercial district. The 2022 Comprehensive Plan guides this parcel for Commercial, Industrial and General Business use.*
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 will not create an excessive demand on existing parks, schools, streets and other public facilities and utilities.
 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 use will be compatible with adjacent land uses as the site is already developed as a commercial property. The property immediately adjacent, to the east, is also commercial. There is residential development in the east, to the rear of the site, although the residence is located in the central portion of the site and is approximately 490' away from the building and approximately 250' from the rear property line.
 4. The structure and site will have an appearance that will not have an adverse effect upon adjacent properties.
The site is already developed, and the applicant does not propose any changes to the site with the exception of fence installation.
 5. 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.
 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 proposed commercial kennel is consistent and compatible with the character of the commercial zoning.
 7. The use will generate only minimal vehicular traffic on local streets and shall not create traffic hazards or unsafe access or parking needs.
The anticipated use will generate reasonable traffic for a commercial use. The site gains access off of Greenway Ave from Hwy 8, which is designated for higher traffic volumes. Parking is on site and there is additional area to install more parking if needed.
 8. 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.
 9. The establishment or maintenance of the use shall not be detrimental to the public, health, safety, or general welfare.
The operation of the commercial kennel should not be detrimental to the public health, safety, or general welfare.
 10. 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, or fumes.

11. The use will preserve and incorporate the site's important natural and scenic features into the development design.
The site has some existing vegetation in the rear of the site, along the property lines. That vegetation should be maintained and it is a condition of approval.
12. The use will cause minimal adverse environmental effects.
The proposal should not cause any adverse environmental effects to the site.

Staff finds that the application meets all of the CUP standards for approval.

Next Steps

The City Council will review the Conditional Use request 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 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: 6641 Lake Blvd. Wyoming MN 55092

Applicant(s): Name(s) Top of the Valley Pet Resort - Denyce + Francis

Address 2217 150th Avenue MCLAUGHLIN

City Saint Croix Falls State WI Zip 54024

Phone Number personal cell [REDACTED] Email [REDACTED]

Owner(s) - If other than Applicant(s): [REDACTED] - office 651-757-6858 GMAIL.COM

Name(s) _____

Address _____

City _____ State _____ Zip _____

Phone Number _____ Email _____

Owner(s) Signature(s) [Signature] Date 9/18/25

Legal description of property: Section 33 Twp 033 Range 021-Subdivision Palmer Heights

Property Identification Number: R.21 LOT 002-BLOCK 001 Present Zoning: Commercial

Present use of property: n/a subdivision CO 10360

Proposed use of property: Boarding, Daycare, Grooming & Training

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 9/17/2025

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 9/18/25

Fee: **\$220.00 + Escrow**

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

Application # C25-006

60 Days 11/17/25

Date Paid 9/17/25

Date Application Received 9/17/25

By: [Signature]

Official

Check # 208030

Revised 01/24/23

CONDITIONAL & INTERIM USE PERMIT WORKSHEET

Applicant: Top of the Valley Pet Resort - Deryce + Francis McLaughlin
Address: 6641 Lake Blvd. Wyoming, MN 55092
Type of Business: Pet Resort offering Luxury boarding, Daycare, Grooming +
Business name: TOP of the Valley Pet Resort training

Answer the following questions based on the standards contained in Sec. 40 – 112 of the City of Wyoming Zoning Ordinance for 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: _____
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 ☐ No 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: _____

Application # _____

Revised 01/24/23

Top of the Valley Pet Resort
Denyce McLaughlin
2217 150th Ave.
St. Croix Falls, WI 54024
Personal Cell: 715-553-2647
Business Phone: 651-757-6858
Email: topofthevalleypetresort@gmail.com

September 17, 2025

City of Wyoming
Planning & Zoning Department or Appropriate Contact
26885 Forest Boulevard
Wyoming, MN 55092

Re: Top of the Valley Pet Resort – Proposed Location at 6641 Lake Blvd

Dear Mayor, City Council, and Planning Commission Members,

I established Top of the Valley Pet Resort in 2023 after many years of raising, breeding, showing, and training Golden Retrievers, as well as boarding the dogs I had bred. With that deep background in professional handling and grooming, I decided to open our doors to the public—and we haven't looked back.

Over the past two years, we've grown into a trusted full-service pet-care destination, providing boarding, daycare, grooming, and training. Our team of nine dedicated staff members shares my commitment to exceptional care and customer service.

Our work has been recognized by the community in many ways. Top of the Valley has been voted **Best Boarding Kennel** for the past two years and, in 2025, also earned awards for **Best Groomer** and **Best Customer Service**. We are proud to have recently received **Best Boarding Kennel** honors in the Amery area as well. These distinctions reflect the consistent, high-quality care that our clients and their pets have come to expect.

Our goal in opening a Wyoming location is to serve the growing needs of pet owners throughout Chisago County. The new facility will offer the same professional services and welcoming atmosphere that have earned us the trust of our Wisconsin customers. We envision a modern, well-designed building with spacious kennels, indoor and outdoor play areas, and top-tier grooming and training services, all with a focus on safety, cleanliness, and enrichment.

I encourage you to visit our website to see more about who we are and the passion behind our work. We currently feature an ad at the local movie theater and have additional newspaper features scheduled to run soon. We also maintain an active presence on Facebook, where our community can easily follow our latest updates and events. I believe

that by viewing our current location and learning more about us online, you will quickly see the dedication and enthusiasm we bring to every aspect of pet care.

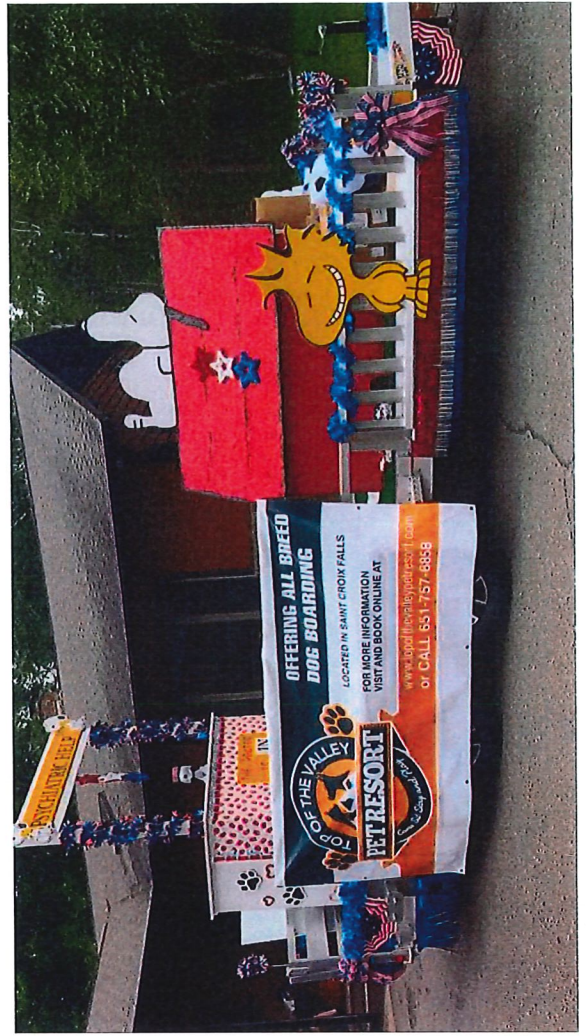
We believe this project will be a valuable addition to the community—creating local jobs, attracting visitors, and providing a much-needed resource for pet owners in the Highway 8 corridor. We are excited about the opportunity to partner with the City of Wyoming and ensure our plans align with your vision for responsible development.

Thank you for considering our proposal. I welcome the chance to answer any questions or provide further details about our plans and experience.

Sincerely,

Denyce McLaughlin
Owner & Founder





**CITY OF WYOMING
PLANNING AND ZONING**

TO:	Planning Commission
DATE	10/3/2025
MEETING DATE:	10/14/2025
FROM:	Kim Lindquist, City Planner Fred Weck, Zoning Administrator
RE:	Interim Use Permit for Retail Cannabis
APPLICANT:	Billy Lavell for 10,000 Bakes LLC
PROPERTY OWNER:	Damarco LLC
PROPERTY:	6641 Lake Blvd
FILE NO.:	I-25-006

OVERVIEW

The applicant, Billy Lavell, representing 10,000 Bakes LLC, has applied to locate into the existing 2,000 square foot building at 6641 Lake Boulevard. The applicant has obtained a license through the Office of Cannabis Management (OCM) that allows businesses to start reach out to cities to secure locations. The proposed use is cannabis retail that will provide retail sales of legal cannabis products to adults ages 21 and over. Per the adopted Ordinance No. 2024-01 Sec. 5 a commercial cannabis retailer is permitted as an interim use in the C-Commercial district. For the Commission's information, it is also permitted as an interim use in the following zoning districts:

1. Central business (CBD)
2. Commercial (C) District
3. Office and Health Care (OHC) District
4. Mixed Use (MXD) District.

The property is presently developed as a commercial site and has 6 parking stalls in the front, along Hwy 8. The entire site is 2.83 acres although a good portion of the parcel is located within the Hwy 8 right of way and boulevard. Per Sec. 40-682 of the ordinance parking standards, retail and sales require 5 spaces per 1000 sq. ft. of gross floor area and 1 space for each additional 50,000 sq feet of gross floor area. Under the ordinance ten spaces would be required on the site, meaning the applicant would have to add an additional 4 stalls.

One final item for discussion is that there is another application for the same property on the Commission's agenda. This use is an interim use and the other, a pet resort is a conditional use. It is recommended that the City approve the requests, if appropriate, and the property owner can determine which use will go into the building. The City should revoke the other permit after the determination.

SITE CHARACTERISTICS

The property is approximately 2.83 acres and is comprised of one tax parcel. The property is located at the intersection of Hwy 8 and Greenway Ave. in the northeast corner. The building is located in the north, with parking in front of the building. Access to the site is from Greenway Ave. The applicant does not anticipate any changes to the site apart from interior improvements and exterior painting.

STAFF RECOMMENDATION

Requirements of Ordinance NO. 2024-01. City Code Sec. 40-682 Staff is recommending approval of an Interim Use Permit for the proposed cannabis retail which will provide retail sales of legal cannabis products to adults ages 21 and over based upon findings of fact and subject to the following conditions.

1. The applicant shall maintain all site vegetation at the rear of the site along property lines.
2. The applicant shall install the additional 4 parking stalls to come into compliance with Ord. 40-682.
3. The property needs to comply with all applicable local, state and federal regulations necessary for operation of a retail cannabis business including meeting all zoning ordinance requirements.
4. The IUP will terminate upon sale of the property, a change in business ownership or if the applicant does not maintain his license through the Office of Cannabis Management.

STAFF REVIEW

General Comprehensive Plan and Zoning Review

The Commercial (C) district is designed and intended to promote the development of retail and service businesses that require volumes of automobile traffic. This district encourages many uses that reinforce and complement uses permitted in the (CBD) district. The subject property is zoned Commercial and is guided for commercial use.

The zoning and surrounding guided uses are as follows:

North – C - Commercial

South – R2 – Rural Residential 2

West – R2 – Rural Residential 2

East – C – Commercial

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 a Conditional Use Permit is required for commercial business use in the C-Commercial zoning district. These standards, along with four additional conditions, must be met for approval of an interim use permit. The standards are as follows:

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

Response: *The proposed use is consistent with the commercial zoning designation and is allowed as an Interim use in the commercial district. .*

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

Response: *The use will not create an excessive demand for existing parks, schools, streets and other public facilities and utilities.*

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.

Response: *The use will be compatible with adjacent land uses as the site is already developed as a commercial property. The property immediately adjacent to the east is also commercial. There is residential development in the south, to the rear of the site, although the residence is located in the central portion of the site and is approximately 490' away from the building and approximately 250' from the rear property line.*

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

Response: *The site is already developed, and the applicant does not propose any changes to the site apart from minor interior and exterior updates, including an increase in the number of parking stalls.*

5. The use will be consistent with the purpose of this and other City Ordinances.

Response: *The ordinance currently allows this use if it can comply with ordinance IUP standards.*

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.

Response: *The proposed commercial retail is consistent and compatible with the character of the commercial zoning.*

7. The use will generate only minimal vehicular traffic on local streets and shall not create traffic hazards or unsafe access or parking needs.

Response: *The anticipated use will generate reasonable traffic for a commercial use. The site gains access from Greenway Ave and Hwy 8, which is designated for higher traffic volumes. Parking is on site and there is additional area to install more parking as required.*

8. 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.

Response: *The proposal does not impact existing nearby businesses.*

9. The establishment or maintenance of the use shall not be detrimental to the public, health, safety, or general welfare.

Response: *The operation of the commercial business should not be detrimental to the public health, safety, or general welfare.*

10. 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.

Response: *The use will not negatively affect the property or the surrounding land uses relating to water pollution, odor, or fumes.*

11. The use will preserve and incorporate the site's important natural and scenic features into the development design.

Response: *The site has some existing vegetation in the rear of the site, along the property lines. That vegetation should be maintained, and it is a condition of approval.*

12. The use will cause minimal adverse environmental effects.

Response: *The proposal should not cause any adverse environmental effects to the site.*

Interim Use Permit Standards

Chapter 40, Article V, Division 6, Interim Use Permit, Section 40 – 112, sets forth the general standards that shall be met in order to grant an IUP. Granting of an Interim Use Permit is required for Cannabis Retail use in the C-Commercial zoning district. The standards are as follows:

1. Whether the use conforms to the zoning regulation.

Response: *The use conforms to the current zoning regulation.*

2. Whether a date or event for the termination of the use can be identified with certainty.

Response: *The application did not provide a termination date. Staff is recommending that the IUP be terminated with a change of owner, sale of the property, or loss of the State license.*

3. Whether the permission of the use will impose additional costs on the public if it is necessary for the public to take the property in the future.

Response: *The permission will not impose additional costs to the public.*

4. Whether the landowner will agree to the conditions that the City Council deems appropriate for permission of the use

Response: *Proposed conditions are a requirement of approval.*

Staff find that the application meets all the CUP and IUP standards for approval.

Next Steps

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



Rose Vannelli
HRCO Tech
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: 6641 Lake Boulevard, Forest Lake, MN 55025

Applicant(s): Name(s) Billy Lavell

Address 52 Douglas Street Apartment #2

City St. Paul State MN Zip 55102

Phone Number [REDACTED] Email [REDACTED]

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

Name(s) Damapo LLC

Address 851 8th Ave SE

City Forest Lake State MN Zip 55025

Phone Number [REDACTED] Email [REDACTED]

Owner(s) Signature(s) [Signature] Date 9/22/25

Legal description of property: Sec 33 Township 033 Range 021 Subdivision Palmer Heights Lot 002 Block 001

Property Identification Number: R.21.11069-00 Present Zoning: Retail *subdivision 10360*

Present use of property: Vacant

Proposed use of property: Cannabis Retail

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: Change of ownership

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 9/22/25

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 9/22/25

Fee: \$220.00 + Escrow

Application # 1-25-003

60 Days 11/21/25

Date Paid 9/22/25

Date Application Received 9/22/25

By: [Signature]

Check # CC

CONDITIONAL & INTERIM USE PERMIT WORKSHEET

Applicant: Billy Lavell
Address: 52 Douglas Street Apartment #2
Type of Business: Retail Dispensary
Business name: 10,000 Bakes LLC

Answer the following questions based on the standards contained in Sec. 40 – 112 of the City of Wyoming Zoning Ordinance for 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: Site complies with Ordinances
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: Interior Improvements & Exterior Painting
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 ☐ No 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: _____

Application # _____

Revised 01/24/23

Site Plan

Proposed Conditional Use

Address: 6641 Lake Boulevard, Forest Lake, MN 55025

Proposed Use: Retail Marijuana Dispensary

Narrative:

The applicant proposes to operate a state-licensed adult-use marijuana dispensary at the commercial property located at 6641 Lake Boulevard, Forest Lake, MN 55025. The Interim Use will fully comply with Minnesota Statutes Chapter 342, applicable rules adopted by the Office of Cannabis Management, and all local ordinances and licensing requirements established by the City and State.

The dispensary will provide retail sales of legal cannabis products to adults aged 21 and over. All products sold will be sourced, tested, stored, labeled, and tracked in accordance with state regulations.

Operations and Compliance:

☐ Hours of Operation:

Monday through Sunday: In accordance with City Ordinances

☐ Security:

The business will implement a robust security program using Verkada alarm and camera systems and 360 Security for active surveillance and alarm monitoring. The building will comply with state security requirements (MN Rule 9810.1500), including restricted access, intrusion alarms, and storage protocols.

☐ Point of Sale and Transaction Safety:

Transactions will be securely processed using the Dutchie POS system, providing encrypted financial tracking, age verification, and compliant recordkeeping.

☐ Neighborhood and Public Safety:

Exterior lighting, security monitoring of parking areas, and regulated customer access will ensure minimal impact to the surrounding neighborhood and public right-of-way. No outdoor product display, advertising targeting minors, or loitering will be permitted.

☐ Parking and Access:

Existing on-site parking will be utilized. Traffic patterns will not significantly change, and the business will coordinate with local traffic management as needed.

Legend
View

Results



Zoom In



Zoom Out



Pan



Zoom Prev

Zoom Next



Zoom Select



Zoom Extent



Clear



Search



In



4 Items

	PIN	DotPin	Ownname	MailAddr	MailCity
☒	010041500	01.00415.00	MEDIN ROBB	36264 PARK TRL	CENTER CITY
☒	210026600	21.00266.00	SCHMIDT JOSEPH J & CARRIE L KIF	26641 FENWICK AVE	WYOMING
☒	210027500	21.00275.00	DANIELSON KEVIN P	26641 FERIDAY AVE	WYOMING
☒	211106900	21.11069.00	DAMARCO LLC	857 8TH AVE SE	FOREST LAKE

Scale 1: 1000

X: 529360.1774

Y: 100810.7314

CITY OF WYOMING PLANNING AND ZONING

TO:	Planning Commission
DATE:	September 26, 2025
FROM:	Kim Lindquist, City Planner
	Fred Weck
RE:	Sketch Plan
APPLICANT:	NTD-COM, LLC
OWNER:	NTD-COM, LLC
PROPERTY:	Lot 1, Block 1, Sunrise Riverbank
FILE NO.:	D-25-006

OVERVIEW

NTD-COM, LLC (the owner and applicant), has submitted a sketch plan for review which proposes a subdivision of the area previously platted as Lot 1, Block 1, Sunrise Riverbank (PID: 21.10302.31). The property is 161.08 acres and will be divided into Lot 1 and two outlots, labeled Outlot A and Outlot B. Outlot A is in the north of the property and is 28.22 acres. Proposed Outlot B is along the west property line and is 13.07 acres. Lot 1 will be 119.68 acres.

Since 2021, the property has been a part of several land use applications including resolutions passed by the City Council for the development of the property to the south. On June 1, 2021, Northern Tier Development LLC applied for a CUP to allow for the creation of a Wetland Mitigation Bank. At that time, it was assumed the entire parcel would be entered into the program. More recently it became clear that the properties which comprise the Outlots would not be suitable for the banking program, resulting in the current request. On March 15, 2022, the Final Plat of Lot 002 was approved with condition that the applicant remove existing buildings, debris, and other infrastructure on Block 001, Lot 001 as part of restoration efforts for the area. The southern parcel was rezoned from R-1 Rural Residential to MXD- Mixed Use District on June 7th, 2022.

The property is mainly comprised of designated wetlands. It is intended that Lot 1 will be part of the Wetland Bank based upon the plans created by Resource Environmental Solutions. Because



the two outlots do not contain wetlands, they are not eligible for the Bank and therefore are being removed from the parcel. The applicant should provide additional clarity about the future uses of the two Outlots.

The Outlots will need variances from ordinance requirements relating to access to public road frontage and lot depth requirements. The variance applications are not required at the time of the sketch plan approval but will be required when submitting the preliminary plat applications.

GENERAL STAFF REVIEW

Comprehensive Plan and Zoning Ordinance Review

Article III of the City of Wyoming Subdivision Ordinance sets forth the platting procedure with the first requirement being sketch plan review. The purpose of the sketch plan is to ensure that the applicants for subdivision are informed of the procedures and requirements of all adopted ordinances. The plan does not need to be to scale but does need to show the proposed subdivision of the property, significant topographical and physical features, and adjacent land uses.

The largest portion of the subject property is primarily composed of wetlands and will remain undeveloped. The property is currently zoned A-Agriculture; this district is intended to provide areas to be utilized for agricultural and Rural Residential II uses.

Surrounding land uses are shown in the table below.

Direction	Planned Land Use
North	Agriculture
West	Rural Residential / Linwood Township
South	Mixed Use Development / Rural Residential
East	Agriculture/ Rural Residential

Lot requirements within the A- Agriculture District are shown in the table below.

District	A- Agricultural District
Minimum Lot Area	Five (5) acres, at least one (1) acre of which must be buildable
Lot Width	300 feet; Corner lots shall be platted at least fifteen (15) feet wider than interior lots.
Lot Depth	300 feet; must be less than four (4) times the lot width

The applicant states has not submitted official building plans for Outlot A or B, but states that Outlot A and B will be used as recreational common area for the residents of the residential subdivision of Lot 2, Block 1, Sunrise Riverbank as well as occupants of the apartments and guests of the hospitality facility to be constructed.

Variances Required

The applicants will require three variances from Sec. 40 – 175. Height, Yard Area and Lot Width and Depth Regulations.

Outlot A and Outlot B will each need a variance from Section 40-175, (2) which requires that every lot or parcel of land have a minimum width at the building setback line and frontage on a public road of three hundred feet (300), except as provided for in Article VI, Division 19. Plans submitted by the applicant show that Outlot A and Outlot B will have no public road frontages.

Outlot B will need a variance from Section 40-175, (3). Section 40-175, (3) requires that every lot, or parcel of land shall have a minimum depth of three hundred (300) feet. The depth of the lot shall not be greater than four (4) times the lot width. Outlot B has a minimum width of approximately 173 feet and a maximum width of 410 feet. Outlot B has a depth of approximately 1,935 feet. The lots depth is more than 4 times the width of the lot and requires a variance.

Development Access

Access to the property from Viking Boulevard will need to be coordinated with Chisago County to ensure spacing and safety requirements are met. It is likely that turn lanes on Viking Boulevard will be required to be constructed to access the property. Outlots A & B do not currently have plans for connection to a roadway. Due to the lack of public road access, a variance is required.

Utilities

Municipal sanitary sewer and watermain are not available to the site. The sketch plan does not include details about utility plans, and it is unclear if public utilities will be needed to the sites. Additional information from the Applicant will be needed regarding use, access and utilities when applying for the Preliminary Plat.

In preparation for the preliminary and final plats, the applicant should ensure that plans adhere to the following sections of the City of Wyoming's municipal ordinances:

Section 40-120 provides guidance for variance request procedures.

Section 40-175 of the Zoning Ordinance indicates dimensional requirements for properties located within the A District.

Section 40 – 643 Wetland Protection and Management

Next Steps

In the preparation of the preliminary plat, the applicant and their consultants are required to pay careful attention to the Subdivision Ordinance requirements and variance procedures. The applicant should ensure that district standards and regulations are met and, if they are not, then the appropriate variances and/or zoning amendments should be requested. Because this is a change for the initial condition, the applicant should also provide more information about future use, access and any utility needs.



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

SUBDIVISION APPLICATION: SKETCH PLAN

A sketch plan application initiates the procedure for developing and subdividing property. The Sketch Plan is reviewed by individuals of the City Plat Review Committee and then is placed on the Planning Commission agenda.

Applicant(s): Name(s) ~~NTD-A, LLC~~ NTD-COM, LLC *Richard Morris*
Address 7386 FRANCE AVENUE S. SUITE 250 *9110125*
City EDINA State MN Zip 55435-4546
Phone Number 952-832-2000 Email ~~rlm@morrislawmn.com~~ RICHARD MORRIS

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

Name(s) (SAME AS ABOVE)
Address _____
City _____ State _____ Zip _____
Phone Number _____ Email _____

Owner(s) Signature(s) *Richard Morris - Pres* Date 9-8-25

Legal description of property: LOT 1, BLOCK 1, SUNRISE RIVERBANK

Property Identification Number: R.21. 10302.31

Present use of property: UNDEVELOPED

Proposed use of property: WETLAND BANK AND OPEN SPACE

Present zoning of property: A - AGRICULTURE

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

- Total size of property: 161.08 ACRES Total acreage in wetlands or floodplain: _____
Number of proposed lots: 2 ☐ Septic Site Evaluation Report(s) if available. N/A
☐ 4 full size copies of the Sketch Plan ☐ 2 reduced copies (no larger than 11 X 17).
☐ The application fee and escrow must be paid at the time of application.

Applicant(s) Signature: *Richard Morris - Pres* Date: 9-8-25

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.

The meeting can be scheduled only after a complete application is received.

Applicants that submit Sketch plans with four or more proposed lots will meet with the Joint Park Planning Board in order to determine the developments Park and Trail Dedication. The Joint Park Planning Board meets on the 2nd Tuesday of each month at 6:00 pm. Developments creating three or fewer lots will dedicate the minimum Park and Trail Dedication (\$1500.00 Park + \$300.00 Trail, per lot) without needing to meet with the Joint Park Planning Board. Park and Trail Dedications are submitted to the City with the Final Plat application.

OFFICE USE ONLY

Application # D-25-006

Date Application Received 9/8/25

Date Complete Application Received 9/10/25

120 Days 1/8/26

Fee: \$100.00 + Escrow \$500.00

Date Paid 9/8/25

By: *Richard Morris* Official
Check # 5508

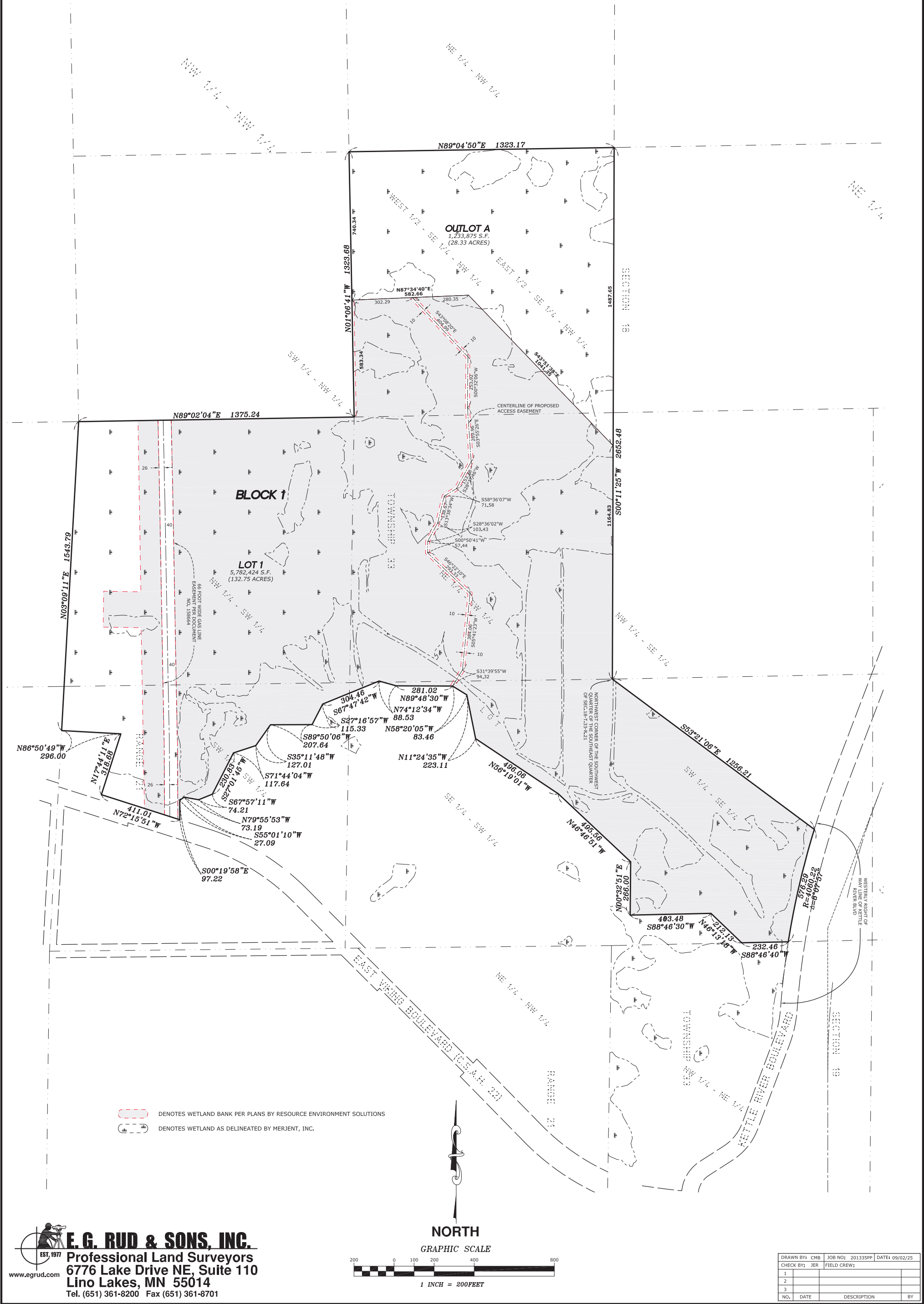
Revised 11/15/22

SKETCH PLAN

~of~ SUNRISE RIVERBANK SECOND ADDITION

EXISTING LEGAL DESCRIPTION

Lot 1, Block 1, SUNRISE RIVERBANK, Chisago County, Minnesota.





E.G. RUD & SONS, INC.

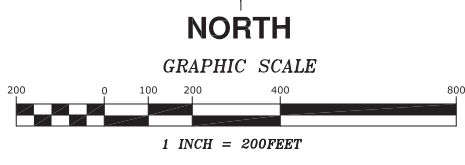
Professional Land Surveyors

6776 Lake Drive NE, Suite 110

Lino Lakes, MN 55014

Tel. (651) 361-8200 Fax (651) 361-8701

www.egrud.com



DRAWN BY: CMB		JOB NO: 201335PP	DATE: 09/02/25
CHECK BY: JER		FIELD CREW:	
1			
2			
3			
NO.	DATE	DESCRIPTION	BY

**CITY OF WYOMING
PLANNING AND ZONING**

TO:	Planning Commission
DATE	09/17/2025
MEETING DATE:	09/23/2025
FROM:	Kim Lindquist, City Planner Fred Weck, Zoning Administrator
RE:	Rezoning from R-1 to Agriculture Reguiding from Single Family Residential Neighborhood to Agriculture
APPLICANT:	David and Kelly Wosika
PROPERTY OWNER:	David and Kelly Wosika
PROPERTY:	7745 Wyoming Trail
FILE NO.:	Z-25-002

OVERVIEW

The property is approximately 5 acres and contains a residence and several outbuildings that support residential and agricultural uses. The applicant is requesting a reguiding and rezoning to change the existing R-1 rural residential zoning designation to agriculture. It is assumed that the applicant is interested in rezoning and reguiding the property to facilitate the cannabis uses previously requested and denied by the City in August 2025. The property owners have provided an application which indicates that the site was previously zoned agricultural in 1992 and sometime after that it was rezoned to R-1, although they indicate the site has been used as an agricultural use since purchase in 1990.

The zoning ordinance in Section 40-141, directs the Planning Commission to consider the possible effects of the proposed amendment. Specifically, the ordinance lists five criteria for evaluation of a zoning amendment request, although additional, other criteria may also be considered. The code indicates: “the City may adopt amendments to the zoning ordinance and zoning map in relation both land uses within a particular district or to the location of the district lines. Such amendment shall not be issued indiscriminately but shall only be used as a means to reflect changes in the goals and policies of the community as reflected in the Comprehensive Plan or changes in conditions in the City.” The following factors shall also be considered:

1. Whether the amendment will create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
2. Whether the amendment is sufficiently compatible so that existing development will not be depreciated in value and there will be no deterrence to development of vacant land.
3. The amendment in the opinion of the City is reasonably related to the overall needs of the City.
4. The amendment is consistent with the intent and purposes of the zoning ordinance.
5. The amendment will not cause traffic hazards or congestion.

STAFF REVIEW

The applicant provided several reasons for the rezoning and reguiding request. They indicate that the property has operated in an agricultural capacity since purchased in 1990, and that the site was zoned Agriculture when purchased. (they indicate the rezoning occurred sometime after 1992). It is noted that properties to the east and north are zoned agricultural and that the hobby farm has remained agricultural with occasional community engagements celebrating the agricultural use of the site.

The property is currently zoned R1, Rural Residential 1, along with the properties immediately to the west, and south of County Road 22 (Wyoming Trail). Properties to the east are zoned a combination of R-2 and Agriculture, with the property immediately adjacent to the site in the east, R-2, Rural Residential 2. North of County Road 22, there are several sites zoned Agriculture; but rezoning would mean that this is the only parcel that would be zoned agriculture on the south side of the roadway, within the immediate area.



Using the criteria for evaluation of a zoning amendment, the change should not create an excessive demand on public facilities or utilities, and it does not appear that the amendment would cause a traffic hazard or congestion. However, the amendment request does not appear compatible with existing surrounding development and the change does not seem to be reasonably related to the overall needs of the City or consistent with the intent and purposes of the zoning ordinance. Rezoning and reguiding the 5-acre parcel would appear to be spot zoning given the zoning of the immediately adjacent properties, and the surrounding neighborhood, which is not consistent with the city's zoning code.

STAFF RECOMMENDATION

The application for a rezoning to A-Agriculture and reguiding the property to Agriculture does not meet the criteria for zoning amendments Section 40-141 (4) as contained in the city of Wyoming Ordinance. Therefore, Staff is recommending denial of the applications for a zoning ordinance amendment and reguiding of the site to Agriculture based upon the following findings of fact:

1. The property is zoned R-1 Rural Residential which is consistent with the majority of the surrounding land uses, primarily to the south and west.

2. Rezoning of the site to Agriculture would be considered spot zoning since the only properties in close proximity to the site that are zoned agriculture are to the north, across Wyoming Trail, which is a designated Minor Arterial.

Planning Commission September 23, 2025 Meeting

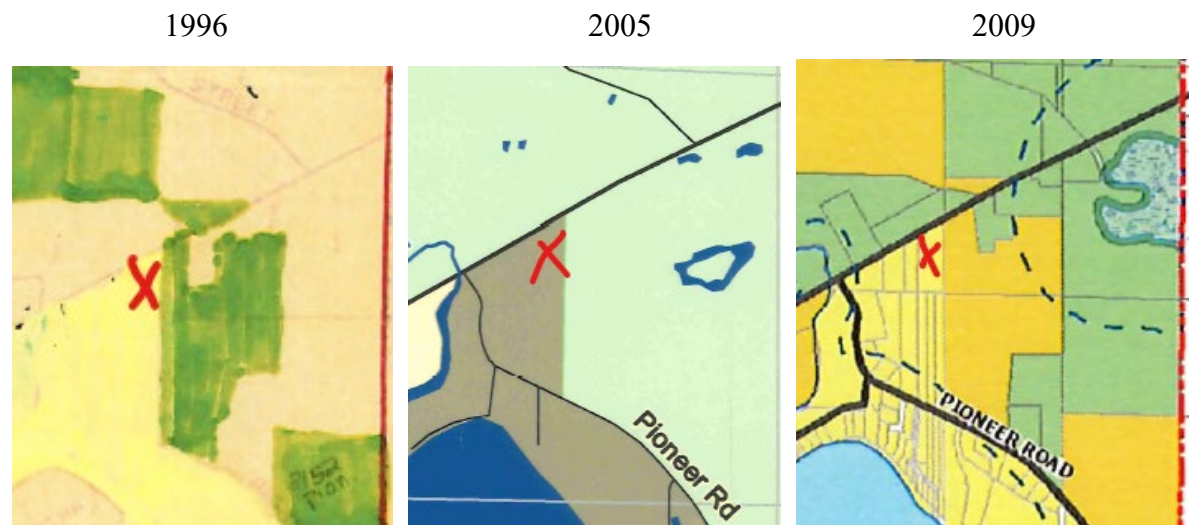
The Planning Commission tabled the applicant's request in order to receive more information about the prior zoning of the property. The applicant also made a Data Practices request for the same information.

The Town of Wyoming adopted a zoning ordinance in 1992, the property was zoned Urban Residential, which is the equivalent to today's Rural Residential I. In 1994 the property was rezoned to the Agricultural District at the owner's request. The Township adopted a new zoning ordinance and zoning map in 1996 and 2005. The applicant's property is not specifically mentioned in the Planning Commission or Town Board minutes.

The Town Board and Planning Commission held a joint public hearing on May 14, 1996. Item #9c in those meeting minutes reads as follows: *Our current Ag zones are not in agricultural uses and they should all be rezoned to rural residential uses, or when Ag land is contiguous to RR zones, the residential zone should be extended through rezoning rather than have a separate subdivision requirement for those Ag zones.*

In 2009 the City and Town zoning ordinances were merged and new zoning map was also adopted. The 1996, 2005, and 2009 zoning maps have the property in the Urban Residential or Rural Residential I district.

Staff could find no records that specifically targeted the applicant's property for a rezoning after 1994. It appears that it was rezoned with other properties in 1996, and retained the UR or R1 classification through subsequent zoning map adoptions.



Next Steps

The City Council will review the Planning Commission's recommendation of denial and take final action 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 APPLICATION: ORDINANCE AMENDMENT

This application initiates a request to change the text of a city ordinance or to change the boundaries of a zoning district (rezoning). Any person owning real estate within the city may initiate an ordinance amendment request.

Property Address: 7745 Wyoming Tr
Applicant(s): Name(s) Dave & Kelly Wosika
Address 7745 Wyoming Tr
City Chicago City State MN Zip 55013
Phone Number [REDACTED] Email [REDACTED]

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

Name(s) _____
Address _____
City _____ State _____ Zip _____
Phone Number _____ Email _____

Owners(s) Signature(s) Dad Wosika Kelly Wosika Date 8-27-25

Legal description of property (if rezoning) OR proposed text amendment (attach additional pages if necessary):

Present use of property: Green house Farming crops livestock

Property Identification Number(s): R.21

Present Zoning District: R-1 Proposed Zoning District: Ag

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

1. Stated reason for requested change
2. Statement of compatibility to the City Comprehensive Plan
3. Text of the portion of the existing ordinance to be amended (If applicable)
4. Proposed amended text and statements outlining any other effects that the amendment may have on other areas of this ordinance
5. Additional information as may be requested by the Planning Commission - Rezoning requests will require a map of the area to be rezoned
6. The application fee and escrow must be paid at the time of application.

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

Applicant(s) Signature(s) Dad Wosika Kelly Wosika Date 8-27-25

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. Article V, Division 9, Zoning Amendments, is attached to this application. By signing this application, the applicant acknowledges that it has been read and understood.

OFFICE USE ONLY

Application # 2-25-002

Date Complete Application Received 8/29/25

Fee: \$220.00 + Escrow \$750.00

Revised 01/24/23

Date Application Received 8/29/25

60 Days 10/28/25

Date Paid 8/29/25

By: [Signature]
Official
Check # CC

Dave and Kelly Wosika
7745 Wyoming Trail
Chisago City, MN 55013

August 29, 2025

City of Wyoming
Planning Commission
26885 Forest Blvd
Wyoming, MN, 55092

Greeting,

We respectfully request that the City of Wyoming formally recognize our property at **7745 Wyoming Trail, Chisago City** as zoned **Agricultural**, and amend the City's **Comprehensive Plan Map** to reflect this designation.

Justification

This adjustment would align the current zoning and the City's Comprehensive Plan, ensuring the property is consistently identified as agricultural in both planning and regulatory frameworks.

Background

- According to the Town Board meeting minutes from **December 22, 1992**, the property was zoned Agricultural.
- At some later point, the zoning was switched to Residential (R-1), though we have continued agricultural operations since purchasing the property in 1990.
- Adjacent parcels to the north and east remain zoned Agricultural, reinforcing the cohesion of land use in the vicinity.
- The property's use and character have remained agricultural throughout this period and should be accurately reflected in the zoning designation.
- We regularly host community engagement events centered on agriculture—for instance, Wyoming Elementary first graders visited multiple times as a field trip to meet the animals and construct terrariums, and several Girl Scout troops have visited and earned badges on-site.
- Our farm and garden activities were featured in *The Peach* newspaper.

Request

1. **Zoning Recognition:** Officially designate **7745 Wyoming Trail** as **Agricultural**.

2. **Comprehensive Plan Map Amendment:** Update the City's Comprehensive Plan Map to reflect an agricultural future land use designation for this parcel, bringing planning intent into alignment with actual and historical usage.

Long-Term Zoning Stability

We also request assurance of zoning stability moving forward. Any future reclassification without our involvement or consent would create unnecessary uncertainty and administrative burden. We hope to avoid such recurring applications and ensure the property remains permanently recognized as Agricultural—consistent with its history, surrounding land uses, and practical reality of operations.

Next Steps

Thank you for your time and consideration of this request. We are happy to provide any further documentation, answer questions, and attend a meeting to discuss this matter in detail.

Sincerely,

The image shows two handwritten signatures in black ink. The signature on the left is 'Kelly Wosika' and the signature on the right is 'Dave Wosika'. Both are written in a cursive, flowing style.

Dave and Kelly Wosika

Property Owners

WYOMING TOWNSHIP
7645 WYOMING TRAIL
WYOMING, MN 55092

December 22, 1992

WYOMING TOWNSHIP BOARD REGULAR MEETING

Present: Tom Hume, Jerrell Larson, Ed Salokar, Ron Swenson, Norm Tolzmann, Gail Hazledine, Norma Olson, Byron Olson, Cheryl Bengtson, Tom Borchardt.

Absent: None

1. The meeting was called to order at 8:00 PM by Chair, Tom Hume at the Wyoming Town Hall. Minutes of Dec. 8, 1992 were approved as read.
2. The Wosika rezoning request at 7745 Wyoming Trail from UR to Ag was considered. It was discussed that the Planning Commission recommended denial primarily because there is a danger in becoming involved in the rezoning of individual small parcels. Following discussion it was decided that in this instance there is no buffer between urban and ag property, and neighbors favor the action. Moved by Tolzmann, Second by Swenson, and passed to approve the request and to permit the rezoning from UR to AG for the five acres located in part of SE 1/4 of NW 1/4 of Sec. 22 and designated as Parcel B at the above address

Aye: Hume, Tolzmann, Salokar, and Swenson No: Larson

3. Myron Zaruba and Scott Wordelman met with the Board to discuss actions taken and proposed to be taken by the two hospital boards. Following a lengthy discussion there was general agreement by both sides that communication is desirable and important and problems should be dealt with in a cooperative spirit to prevent further misunderstandings.
4. Moved by Larson, Second by Salokar and unanimously passed to approve the joint powers agreement for purchase of a pumper fire truck with the City of Wyoming.
5. Moved by Swenson, Second by Salokar and unanimously passed to approve a change in the Forest Lake Fire Dep't budget to \$5,000. for administrative costs, with the amount to be reconsidered in the fourth quarter if this amount proves upon audit to be inadequate.
6. The clerk was asked to publish notice for applications for the Planning Commission.
7. Moved, seconded and passed to adjourn.

Respectfully submitted,



Norma Olson, Clerk

6. Moved by Tolzmann, Second by Larson and passed to include the 300 ft. of blacktop on Jeffrey Ave with the petitioned blacktopping in the plat Glenwater Estates and assess the costs back to the property owners.

7. Bengtson relayed a complaint against animals on a 6.2 acre parcel in the urban residential zone at 7745 Wyoming Trail.

A. Mr. Schultz, who registered the complaint explained that he has objection only to the pigs, and did not mean his complaint to extend beyond that. He and the owner have reached agreement.

B. Many neighbors spoke favorably about the clean operation being maintained by the current owner, that historically animals have been on the parcel, and land adjoining the parcel is zoned Ag. which would permit any animals to be kept.

C. Moved by Salokar, Second by Tolzmann and passed to proceed with a hearing to rezone the parcel from UR to AG which would allow the animals to be kept on the parcel, and to allow the operation to continue in the interim.

8. Objection was stated by a resident of Jason Ave. in Glenhaven Estates to a letter she received from the zoning office requiring that she reduce the number of dogs on her lot to 2. She explained that her dogs are contained or controlled and do not run free.

A. Bengtson explained that our ordinance requires a dog owner to obtain a kennel license if more than 2 dogs over 6 months of age are kept. However, kennels are not allowed in the UR zone, so this residence does not qualify for a kennel license, and thus the number must be reduced.

B. When Sup. Salokar asked to see a written complaint against these dogs, the building inspector stated that he had complained after making a building inspection at the site and being frightened by the dogs barking and lunging at the basement window inside the house.

C. In the absence of any complaints from neighbors, it was deemed inappropriate to take action at this time and to discuss the issue further at a later date. The zoning office will invite this resident to any further discussions.

9. Bengtson reported a junk yard complaint on 242nd St. No health hazzard exists as the problem is primarily pop can litter following a garage sale. She was instructed to send a letter from the Town Board giving until Dec. 8 to clean it up or further action will be taken.

10. Bengtson was further instructed to send a letter to the owner of a parcel on Esquire Ct. which has excess accumulated material on the lot and request that he appear before the Board on Dec. 8th.

11. Bengtson requested guidance in enforcing the horse ordinance and was told that she should enforce it as written. A given operation is to be considered grandfathered only to the volume that preexisted and cannot be expanded. If violations occur, they should be referred to the Town board if they will not cooperate with the zoning officer.

12. The clerk was asked to check with our attorney if the Lacy property exchange as discussed at our last meeting will stand up if tested in court.

13. Board members were asked to review a copy of a proposed Special Events Ordinance for consideration at the next meeting.

5. Hearing for Wosika request to rezone 7745 Wyoming Trail, a parcel of approx. 6 acres from UR to Ag was considered.

A. Rick Hewson, who owns the parcel to the north spoke in favor of granting the request stating that it has always been treated as an ag parcel, and the current owner has maintained animals in a very neat manner.

B. Mr. Wosika wishes to maintain the animals he has on the parcel which is surrounded by Ag zoning on two sides and UR zoning on two sides.

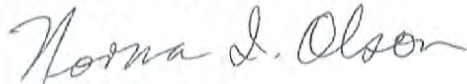
C. There was a great deal of discussion about rezoning such a small parcel, whether there is any difference if Wosika moves his animals onto the neighboring parcel which is Ag, or keeps them on his own lot, and defining grandfathering. It was determined that a use is grandfathered as long as it is maintained without a one year break in use even if ownership changes. There was also agreement that the keeping of animals is considered a crop. Thus, if a farmer sells his animals but maintains his field crops, he may repurchase animals even if a one year break occurs.

D. Moved by Hyatt, Second by DuCharme, and passed to recommend denial of the rezoning, but if a problem or complaint occurs in the future because of continued maintenance of animals on the parcel, the filing fee will be waived for a new hearing for either a CUP or rezoning.

AYE: Diehl, DuCharme, Fandel, Hyatt NO: Winnick Abstain: Peterson

6. The meeting adjourned at 9:00 PM.

Respectfully submitted,



Norma Olson, Clerk

WYOMING TOWNSHIP
7645 WYOMING TRAIL
WYOMING, MN 55092

December 15, 1992

WYOMING TOWNSHIP PLANNING COMMISSION

Present: Richard Diehl, Cheryl DuCharme, Pat Fandel, Loyal Hyatt,
Richard Peterson, Joyce Winnick, Cheryl Bengtson, Norma Olson.
Absent: Ron Swenson

1. A regular meeting of the Planning Commission was called to order at 7:30 PM at the Wyoming Town Hall by Chairman, Richard Diehl. Minutes of Dec. 1, 1992 were approved as read.

2. Terrance Bergeron presented plans for a minor subdivision in part of the SE 1/4 of the NW 1/4 of Sec. 35 to divide one parcel into two on the west side of Itasca Ave. Bengtson questioned whether there is a 20 ft. setback for the current house. Hult Surveyors will be asked to verify the side setbacks and septic location.

Moved by Peterson, Second by Hyatt and passed to approved subject to verification of setback for the house on Parcel B and payment of park fees for the new lot.

3. Jerry Parent presented a sketch plan of 5 lots in the HB zone in part of the SW 1/4 of the SW 1/4 of Sec 33 proposed to be named Parent Park.

- A. Mr Tetrault was informed that he should apply to Chisago County to amend their zoning ordinance to allow mini storage as a second tier business behind a primary business on the L shaped lot he proposes to purchase in this park prior to making final purchase.
- B. No other problems were discussed for the plat and the developer was told he could proceed as proposed.

4. Projects to be completed during the shorter winter meetings were discussed and outlined as follows.

- A. Review Comprehensive Plan.
- B. Complete Ghost Plan of Roads
 - 1. We will start this at the next meeting.
 - 2. The Town was divided into sections for detailed study.
 - A. NE 1/4 will be platted by Peterson and DuCharme
 - B. SE 1/4 will be platted by Swenson and Diehl.
 - C. West 1/2 will be platted by Fandel and Hyatt.
- C. Begin initial thinking for revision of the zoning ordinance.

Wosika Farm and Garden

7745 Wyoming Trail
Chisago City, MN 55013

The Farm [REDACTED]
Kelly's cell [REDACTED]

WosikaFarms.com

Hours of Operation

Day	Hours
Monday	10:00am - 6:00pm
Tuesday	10:00am - 6:00pm
Wednesday	10:00am - 6:00pm
Thursday	10:00am - 6:00pm
Friday	10:00am - 6:00pm
Saturday	9:00am - 5:00pm
Sunday	9:00am - 5:00pm

Stop by today! Deals this good don't last forever.

Wosika Farm & Garden
7745 Wyoming Trail
Chisago City, MN 55013



Wosika Farm and Garden

2025 Spring Bedding Plants

May 1, 2025 - June 13, 2025

Wosika Farm and Garden: A Family Adventure for 35 Years

It all started 35 years ago when Dave and Kelly bought a fixer-upper and turned it into a labor of love. Along the way, we raised our two children and a whole lot of farm animals. While we've scaled back on the animals, there's always room for a few ducks and chickens to roam freely around the farm.

Our greenhouse, built in 1990, has been growing ever since! Over the years, we've added on multiple times, creating a delightful maze of plant-filled rooms. It's the perfect place for plant lovers to wander, explore, and get lost in inspiration. Customers often find themselves strolling through the various wings, dreaming of which plants will thrive in their gardens. Children, especially, love to roam — and while they occasionally get a little lost, don't worry! We always reunite them with their families and send them on their way with a free bag of popcorn.

At Wosika Farm and Garden, we're proud to offer a wide variety of top-quality plants at great prices. Our loyal customers know they can count on us for exceptional service, and we're always excited to welcome new friends to the farm.

Come visit us soon — we think you'll be glad you did!

Dave and Kelly Wosika

Our Products

We offer a diverse selection of plants to help you create a beautiful, vibrant outdoor space. Our annuals are the stars of your garden, bringing bold color all season long with varieties like geraniums, begonias, and calibrachoa in 4½" pots. For larger projects, our 6-packs offer even more variety, including wave petunias and coleus. We also have unique containers, hanging baskets in sun and shade-loving mixes, patio bowls, and charming fairy gardens to add that special touch.

Perennials are the backbone of any garden, providing lasting beauty that comes back year after year. We carefully select varieties that thrive in Minnesota's tough climate, offering both jumbo and 4½" containers. These plants are tagged with helpful growing information to take the guesswork out of gardening and ensure you get the best results.

For the home gardener, we also carry a wide selection of vegetable plants and herbs. From tomatoes, peppers, and broccoli in 6-packs to zucchini in 4½" pots, our vegetables are perfect for a bountiful harvest. Try our Medley Packs for a variety in one pack! We also offer fresh herbs like basil, mint, and rosemary in 4½" pots—ready to harvest and add flavor to your kitchen.



Annual Flowering Plants



Hanging Baskets



Vegetable and Herb Plants













WEIMAN
MERSON

WOSIKA
DAVID M &
KELLY P

mapbox

