

**AGENDA
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
OCTOBER 28, 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 October 14, 2025.

SCHEDULED PUBLIC HEARINGS:

2. Preliminary & Final Plats D-25-007 & 008; Sunrise River Bank 2nd Addition
Variances – Road Frontage & Lot Depth V-25-005
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
3. Interim Conditional Use Permit for a Cannabis Microbusiness: I-25-004
Location: 7978 269th Street
Applicant: Mathew Klein of Kind Buds Cultivars
Owner: David Rondestvedt
Property ID Number: 21.10353.00

NEW BUSINESS:

OLD BUSINESS:

COMMUNICATIONS:**UPDATES:**

The CUP for the commercial kennel and IUP for the cannabis retailer were approved by the City Council. The Wosika rezone application was removed from the agenda at the request of the applicant.

ADJOURN**UPCOMING:**

**UNAPPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
OCTOBER 14, 2025
7:00 PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for October 14, 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, and Mark Holl.

ABSENT: Commissioner Dan Iverson

Also Present: Fred Weck, Zoning Administrator, and City Planner Kim Lindquist

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

Mike Purdy, 7733 E. Viking Boulevard, explained that he was here to speak in support of the request being made later on the agenda for Mr. Wosika.

Chair Lobermeier stated that the City had gone through the appropriate processes, including public hearings, related to the Wosika agenda item and explained that the Open Forum was intended for items not on the current agenda. He stated that he appreciated Mr. Purdy's attendance and would take note of his support.

Mr. Purdy stated that he wanted to make a brief statement because the City had chosen not to follow the standard documented path for zoning changes, and there was no documentation that it was ever zoned from Agricultural to R-1.

Chair Lobermeier stated that kind of information would be for staff and the Commission to discuss later in the meeting, and reiterated that Open Forum was for items not on the current agenda.

Mr. Purdy explained that he wanted to comment on a different topic. He stated that recently, the City Council made a decision to stop the proposed rezoning that had been planned. He stated that all of those individuals who had been protesting the planned rezoning thought that meant it was done and that things would return to the normal rezoning process upon request. He stated in the minutes from the last Planning Commission meeting, there were a lot of things said that suggested that this was just a 'pause' and a working session would soon be held, so the City could educate the public on the purpose of the rezoning. He noted that they seemed not to acknowledge the direction from the City Council to cancel the planned rezoning and stated that there was no misunderstanding from the public about the rezoning plans. He explained that he felt it was clear that the City was putting future, perceived growth opportunities ahead of current taxpaying citizens. He stated that the residents will keep tabs on this, and if the City proceeds with their plans, they are planning to pursue annexation out of Wyoming, because they plan to stay Agricultural, whether it is within Wyoming or go to another municipality.

Chair Lobermeier clarified that the Planning Commission had made a recommendation to the City Council to pause the planned rezoning efforts and spend more time communicating and having dialogue about it. He explained that the City Council had taken things a step further and put an end to the proposed rezoning efforts. He stated that the Planning Commission was a recommending body and the City Council made the decisions. He clarified that the City Council has the last say and said the rezoning efforts were done. He noted that the reason it was on the last Planning Commission agenda was to get clarification from the Council before their work was finished because they had been working on this for the last 5 years. He asked people to trust what they read on the City website and not to misread what they thought they might see in the meeting minutes.

APPROVAL OF MINUTES:

- 1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for September 23, 2025**

A MOTION WAS MADE BY COMMISSIONER HOLL, SECONDED BY COMMISSIONER WEST, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR SEPTEMBER 23, 2025, AS SUBMITTED.

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

SCHEDULED PUBLIC HEARINGS:

- 2. Conditional Use Permit Amendment: C-25-006**
Location: 6641 Lake Boulevard
Applicant: Denyce McLaughlin or Top of the Valley Pet Resort
Property ID Number: 21.11059.00

City Planner Lindquist gave an overview of the request for a CUP for Top of the Valley Pet Resort for boarding, daycare, grooming, and training of dogs. She reviewed the City’s ordinance requirement for a commercial dog kennel for this use and noted that the next agenda item was related to this, because the owner had also applied to be a cannabis retailer in this same location. She noted that staff had spoken with the City Attorney because this was for two applications on the same parcel being discussed at the same meeting. She explained that the City Attorney recommended that the Commission and the Council review both requests, approve them if appropriate, and then, after the property owner determines which use will go into the building, the City can revoke the other permit. She briefly reviewed the site characteristics, including the existing building, and explained that staff was recommending approval of the request with the conditions listed in the staff report.

Denyce McLaughlin, applicant, stated that she began raising golden retrievers in 1998 and began her own business, Wyoming Golden Retrievers. She noted that in 2023, she opened the kennel to the public, which is located on the same property as their home. She explained that she had a lot of experience in this field and employed 9 people who have the goal of providing the award-winning service that they currently provide in St. Croix Falls. She stated that they plan to purchase 6641 Lake Boulevard because they felt it would be a great flagship location for them, and the visibility and access would make it ideal for a full-service pet resort. She stated that it would also

create local jobs and enhance the City's business space.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER HOLL, TO OPEN THE PUBLIC HEARING AT 7:14 P.M.

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

Karol Nelson, 6820 Greenway Lane, Forest Lake, asked about the water usage for the dogs and if this business would be able to conduct their business with the current septic system/well water, or if there were plans to put water through.

Zoning Administrator Weck stated that the property was on a well and septic and noted that the well should be fine for providing water, but noted that the septic system would need to be looked at more closely for the proposed capacity with this type of use. He stated that the possibility of there being City water available would be very far into the future.

Dave Wosika, 7745 Wyoming Trail, stated that he believed this proposed use sounded like a wonderful idea and is something that is needed in the area.

Carol Kenneally, 6730 Greenway Lane, stated that her property was right behind this property. She stated that she had questions about noise, hours of operation, and lights at the rear of the building. She asked that they turn the lights off by 10:00 p.m. and not use speakers or music playing towards the back of the building. She stated that of the 2 proposed businesses at this location, she explained that she would prefer this use to the other proposed use and thanked the City for their recommendation that the existing vegetation on the site remain in place to help with screening.

Dale Heibison explained that he owned this property and noted that they have a septic compliance test scheduled for November 3, 2025, and stated that he does have plans to sell the property.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER HOLL, TO CLOSE THE PUBLIC HEARING AT 7:18 P.M.

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

Commissioner Holl stated that he felt this proposed use was good and wholesome. He stated that he lived nearby and would like to have this business located in the area.

Commissioner West stated that her only concern would be about the number of dogs and possible noise since it was next to residential. She stated that she would also like to see the vegetation maintained and support the suggestion related to lights.

Commissioner Holl stated that the Humane Society is located just down the road and has 100 dogs, which he lives close to. He noted that the noise from Highway 8 drowns most of that noise and did not think it would be an issue in this location either.

Chair Lobermeier for details on the process if both proposals for this building were approved.

City Planner Lindquist explained that once a determination is made for which business will go into this site, staff would bring things back for formal revocation of the use that would not move forward.

MOTION BY COMMISSIONER HOLL, SECONDED BY COMMISSIONER WEST, TO RECOMMEND APPROVAL OF CONDITIONAL USE PERMIT AMENDMENT: C-25-006, LOCATED AT 6641 LAKE BOULEVARD FOR APPLICANT: DENYCE MCLAUGHLIN OR TOP OF THE VALLEY PET RESORT, PROPERTY ID NUMBER: 21.11059.00, SUBJECT TO THE CONDITIONS LISTED IN THE STAFF REPORT.

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

3. Interim 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

City Planner Lindquist explained that this application is for an IUP and noted that the difference between an IUP and a CUP is that an IUP has an end date. She stated that the applicant had communicated to the City that he had already obtained a license from the Office of Cannabis Management through the State. She reviewed the proposed use for retail sales of legal cannabis products, which would be allowed in this property. She stated that the site characteristics and existing building were the same as in the last application. She noted that the difference is that retail use has more parking requirements than the previous proposed use, but staff believe that there was adequate room to provide additional parking spaces. She stated that 4 additional standards needed to be met in an IUP, but noted that staff believe those, as well as the CUP standards, have been met. She stated that staff recommended approval subject to the conditions included in the staff report.

Billy Lavelle, 10,000 Bakes Dispensary, introduced Mr. Vannelli, his consultant from Highgrow Tech.

Mr. Vannelli explained that Mr. Lavelle was a social equity lottery winner, which will allow him to maintain his business for at least 3 years, and noted that the State has very specific rules for this type of lottery winner. He noted that their group has been involved in the cannabis space for 5 years and noted that they worked on the Gem Lake project, and had also partnered with the Forest Lake Floral operation, and had 10 other locations. He stated that they were well educated on this topic and could answer any high-level questions the Commission may have. He noted that Minnesota is the second-highest-regulated State in the country and shared examples of the process for the location and licensing from the State. He explained that if their request moved on to the City Council, he would be able to provide some more data and background information that he did not have time to include in the Commission packet materials. He explained that according to national statistics, for every \$10.00 spent in a dispensary, the local impact would be another \$18.00 for things like fuel or food. He noted that 3 out of 10 adults entertain the use of recreational cannabis, and 7 out of 10 adults stop at a liquor store. He stated that they were excited about the possibility of coming to Wyoming and felt the location would be appropriate for their proposed use. He explained that dispensaries are required to black out their windows and there would be

no advertising displayed outside, and noted that many were just displaying the green cross to indicate that they are a dispensary.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER HOLL, TO OPEN THE PUBLIC HEARING AT 7:29 P.M.

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

Carol Kenneally, 6750 Greenway Lane, stated that she lives on the property that is directly behind the subject property and explained that she was against the proposed use for cannabis retail. She noted that she grew up in the 1960s, 1970s, and 1980s and knows what its use entails. She explained that she understood that, by law, this use was allowed, but she did not want this use in her backyard. She explained that they had problems with other businesses where people cut holes in their fence to try to access their backyard and referenced the number of police reports she had filed over the years because people had been on their property when they shouldn't have. She stated that of the 2 proposals for the site, she would prefer Top of the Valley pets versus this use.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER HOLL, TO CLOSE THE PUBLIC HEARING AT 7:31 P.M.

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

Commissioner West stated that the City had zoned the Highway 8 corridor for commercial uses.

Chair Lobermeier noted that the previous application and this application were being presented at the same meeting, but were submitted on different dates, and asked if that meant anything from the Commission's standpoint.

Zoning Administrator Weck explained that the applications had been submitted a few days apart, and he had placed them on the agenda in the order they had been received.

MOTION BY COMMISSIONER HOLL, SECONDED BY COMMISSIONER WEST, TO RECOMMEND APPROVAL OF INTERIM USE PERMIT FOR A CANNABIS RETAILER: I-25-003, LOCATED AT 6641 LAKE BOULEVARD, APPLICANT: BILLY LAVELLE OF 10,000 BAKES, PROPERTY ID NUMBER: 21.11069.00, SUBJECT TO THE CONDITIONS LISTED IN THE STAFF REPORT.

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

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

City Planner Lindquist reviewed the Sketch Plan for the property located on the former Greenwood Golf Course site. She explained that she was surprised to see this parcel because they had been under the impression that this was going to be part of the wetland bank. She noted that a good portion of it was the wetland bank that had been approved in 2021, but a portion of the property does not contain wetland and was not accepted into the wetland bank. She noted that there would be 2 outlots which were not buildable and explained that the applicant had communicated that these spaces would be recreational for the future owners in the development. She stated that staff would like some additional clarity on this use when they come back in the next step of the application process. She noted that these parcels will also need variances because of the access to a public road for frontage and lot width/depth requirements. She explained that there were a few other issues noted by staff related to utilities and access that they would like some additional clarity on.

Jason Rud, E.G. Rud & Sons, explained that he and Mr. Morris could try to elaborate on some of the questions that have been raised by staff.

Richard Morris gave a brief explanation of why these parcels were not included within the wetland bank, as previously expected. He noted that for future use, they were proposing some sort of recreational use for the future residents and stated that there would be a path going through the wetlands, which would be available to the residents for recreational use. He explained that they have no plans for any improvements to be constructed or utilities brought in, and would strictly be for recreational use. He stated that the ownership of the outlots would be put into a newly created company that would own the commercial property and noted that it is likely this would be owned by the HOA of the subdivision and would be their responsibility for upkeep.

Commissioner Holl asked if they were planning to install a wood chip pathway.

Mr. Morris explained that they were still finalizing their plans, but noted that it would not be a roadway or a sidewalk.

Chair Lobermeier thanked Mr. Morris and Mr. Rud for providing additional information and noted that he looked forward to seeing details at the next phase in the process.

Zoning Administrator Weck asked what the future use would be for Outlot B.

Mr. Morris explained that it is a direct path to Carlos Avery and can be walked without getting on County Road 22. He noted that they do not have formal plans for it other than as a means to get to Carlos Avery and explained that his understanding is that this area is often wet.

OLD BUSINESS:

5. Rezoning Z-25-002 – Rural Residential I (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

Zoning Administrator Weck noted that since this item had been tabled, the Commission would need to make a motion to remove this item from the table before they began their discussion.

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER HOLL, TO REMOVE CONSIDERATION OF REZONING Z-25-002 – RURAL RESIDENTIAL I (R-1) TO AGRICULTURAL (A), LOCATION: 7745 WYOMING TRAIL, APPLICANT/OWNER: DAVID AND KELLY WOSIKA, PROPERTY ID NUMBER: 21.10358.00, FROM THE TABLE FOR DISCUSSION.

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

Zoning Administrator Weck briefly reviewed some of the history he was able to find by searching through the archives, and his interpretation of what he believed the City had done at the time this property was rezoned to R-1 from Agricultural. He noted that the Township and the City had later adopted further zoning maps that also had this property shown as being part of the R-1 district.

Chair Lobermeier stated that this seems to show that the City had not taken a separate action to rezone this property, and it was a de facto rezoning that took place after this meeting in 1996 and was part of a broader map. He thanked Zoning Administrator Weck for taking the time to dig through the archives for both the Township and the City. He stated that he can agree with what he has seen from staff that there was an action taken to rezone it from Agricultural, and it has not been Agricultural for the last 20+ years, but the use remains. He noted that because of the adjoining properties on the south side of the road not being Agricultural, staff were concerned that this would be spot zoning.

Commissioner West stated that this was tough because the parcel has been used the same way. She stated that he understands the staff's explanation about spot zoning, but can also see agricultural use across the road. She explained that, personally, she was at kind of an impasse and torn about what should be done.

Zoning Administrator Weck noted that the zoning as R-1 would allow the agricultural use to continue as part of the City's ordinance. He explained that the reason the applicant wants to rezone this to Agricultural was because it was the only district that allowed cannabis cultivation, and their recent application had been denied by the City because it was not zoned Agricultural.

Commissioner Holl stated that he had no problems with farming, but for 29 years, this property had been zoned as R-1, and now, because they want to grow cannabis, they want to change it. He stated that he does believe that there are some good medical uses for cannabis, but overall, he believed cannabis was a gateway drug for harder uses and did not think it was a good idea. He stated that the applicants can still grow corn and have people out to their farm, and explained that he would not want to bring his kids to a cannabis farm.

Chair Lobermeier explained that he could understand both sides of this issue and did not feel this was a straightforward issue. He noted that the best part of what can be accomplished tonight is that the current use continues, and the worst part of what they can do now is that the use they came to the City about did not continue. He stated that the Commission needed to look at spot zoning and whether this would make the community better. He stated that the reason it should be rezoned was inconsistent with the surrounding properties and was not clear-cut. He explained that he was not seeing the compatibility with the surrounding uses and how it would make the community better.

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER HOLL, TO FOLLOW THE STAFF RECOMMENDATION TO DENY THE REZONING Z-25-002 – RURAL RESIDENTIAL I (R-1) TO AGRICULTURAL (A), AT 7745 WYOMING TRAIL FOR APPLICANT/OWNER, DAVID AND KELLY WOSIKA, PROPERTY ID NUMBER: 21.10358.00

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

David Wosika explained that they were not just coming before the City because they just wanted to grow cannabis. He stated that they found out they were not zoned Agricultural when he applied for the CUP. He noted that the past rezoning should not have happened and explained that there was no documentation of the past notifications and process, other than being told that in 1996, his property was changed to R-1.

Chair Lobermeier explained that the City Council would make the final decision on this application.

COMMUNICATIONS: NONE

UPDATES: NONE

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER HOLL, TO ADJOURN THE OCTOBER 14, 2025 “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 8:08 PM.

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

**CITY OF WYOMING
PLANNING AND ZONING**

TO: DATE MEETING DATE: FROM: RE: APPLICANT: PROPERTY OWNER: PROPERTY: FILE NO.:	Planning Commission 10/21/2025 10/28/2025 Kim Lindquist, City Planner Fred Weck, Zoning Administrator Preliminary and Final Plat, 2 Variance for lot width and lot frontage NTD-COM, LLC NTD-COM, LLC Lot 1, Block 1, Sunrise Riverbank 0-25-007, 025-008, V-25-005
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OVERVIEW

NTD-COM, LLC (the owner and applicant), has submitted applications for a Preliminary Plat, Final Plat and two Variance requests for review. The applications are related to the subdivision of the area previously platted as Lot 1, Block 1, Sunrise Riverbank (PID: 21.10302.31) The parcel is currently zoned (A) Agriculture.

The property is not considered buildable and was designed for Wetland Banking as part of the larger Sunrise Riverbank project. The proposed outlots are not eligible for wetland banking and therefore the applicant will retain ownership of the two outlots. This was not anticipated in the initial project review; however, the change does not impact the wetland banking requirement, and all approval standards continue to be met. Because the two outlots do not meet ordinance dimensional standards, variances are required for ordinance requirements regarding lot frontage for Outlot A and frontage of less than 200' for Outlot B.



SITE CHARACTERISTICS

The proposed subdivision is located along East Viking Boulevard. The total parcel 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. The proposed use for the two created outlots is recreational, providing access to Carlos Avery Wildlife Reserve through a formal trail or by use of an existing utility easement. The applicant indicates there are no plans to build any structures on the outlots and they will not have sewer or water connections.

STAFF RECOMMENDATION

Staff is recommending approval of the preliminary and final plat of Sunrise Riverbank Second Addition subject to the following conditions:

1. Outlot A and B are not buildable.
2. Construction or grading activity on the site shall require a permit from the City prior to commencement of any work on site.
3. No public roadway access or utilities will be made available to the site.
4. The applicant or the future residential Homeowners Association will own and maintain Outlot A and B.

Staff is also recommending approval of the two variance requests to allow 0' frontage on a public road when 300' is required for Outlot A and 225' feet of lot which when 300' is required for Outlot B based upon the findings of fact found within the memo.

STAFF REVIEW

Comprehensive Plan and Zoning Ordinance Review

The entire site is currently zoned A- Agriculture. 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

Preliminary and Final Plat

The request is unusual because the plat is creating three lots, none of which are designated for development. The two outlots will be retained by the future HOA for recreational and open space purposes while the Lot 1 Block 1 will be owned for wetland banking. Further, the two parcels, Outlots A and B, cannot be developed in the future because by definition, outlots cannot be built upon. (Outlot: A lot remnant or any parcel of land included in a plat which may be used for open space or otherwise unsuitable for development and therefore not usable as a building site as it currently exists) Any future building on the site would need City approval to grant buildable status or the property would have to be replatted.

From a process standpoint, the applicant has submitted a sketch plan which was reviewed by the Commission and Council at their recent meetings. There was no specific concerns but more questions about future use and ownership. Because there is no intention to develop the outlot sites more than the existing condition, there is no review for utilities, public access, and site grading and drainage. The applicant has indicated that the two outlots will provide trail access to the Carlos Avery Wildlife Reserve for future residents. Grading plans for any construction of formal trails will be required prior to commencement of work. Staff is also recommending as a condition of approval that the outlots be owned and maintained by the applicant and ultimately the future residential Homeowners Association (HOA). The City is not interested in owning the lots.

Variances

The two outlots both require variances due to their reduced lot width regulations. Outlot A has zero frontage on public right of way and Outlot B has 225' feet of frontage on a street when 300' is required. The following are the findings which must be met in order to grant a variance (40-120 (5))

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

Response: The properties are not buildable. However, since the outlot areas will not be accepted for wetland banking, they must be unconnected from the parent parcel to facilitate the wetland banking condition of approval.

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

Response: The property has topographical circumstances that result in the need for the two requested variances to properly subdivide.

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

Response: The interpretation of Ordinance Sec. 40 – 175 would make the two outlots and Lot 1 conforming. There is no intention to build on these lots and would provide trail access to the Carlos Avery Wildlife Reserve for future residents within the future commercial development.

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

Response: No special conditions or circumstances result from actions of the applicant.

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

Response: The applicant will not be granted any special privilege that is denied by this Ordinance. The applicant will remain the owner of the property and remain unbuildable.

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

Response: The request for the two variances is the minimum needed to bring into conformity and alleviate hardship.

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

Response: *The variances will not be materially detrimental to the purposes of this ordinance, or to property in the same zone.*

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

Response: *The variance request is not prompted by economic circumstances.*

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

Response: *N/A (Not Applicable).*

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

Response: *N/A (Not Applicable).*

Next Steps

If the Commission recommends approval of the two variances, preliminary and final plat, the City Council will review the proposal at their next regularly scheduled meeting.



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

SUBDIVISION APPLICATION: PRELIMINARY PLAT

A preliminary plat application is filed after the Planning Commission has reviewed the sketch plan application for the proposed subdivision. The application is reviewed by the Plat Review Committee and then forwarded on to the Planning Commission for a public hearing. After the public hearing the application is considered by the City Council.

Applicant(s): Name(s) NORTHERN TIER DEVELOPMENT, LLC
Address 7380 FRANCE AVENUE SOUTH SUITE 250
City EDINA State MN Zip 55435-4546
Phone Number [REDACTED] Email [REDACTED]

Owner(s) - If other than Applicant(s): Name(s) RICHARD MORRIS
(SAME AS ABOVE)
Address _____
City _____ State _____ Zip _____
Phone Number _____ Email _____

Signature of owner(s) [Signature] Date 10-1-25
Legal description of property: LOT 1, BLOCK 1, SUNRISE RIVERBANK

Property Identification Number: R.21. 10302.31

Present use of property: UNDEVELOPED - A &

Proposed use of property: WETLAND BANK; OPEN SPACE; ACCESS TO CARLOS AVE

Present zoning of property: A - AGRICULTURAL

Total acreage of property: 161.08 ACRES
Number of proposed lots: 3

Total acreage in wetlands or floodplain: _____
Acreage of proposed parkland dedication: N/A

- | | |
|---|---|
| ☐ 4 full size copies of the proposed preliminary plat | ☐ 2 reduced copies (no larger than 11 X 17) |
| ☐ 1 electronic version legibly detailing all features | ☐ Environmental Assessment Worksheet, if necessary |
| ☐ A copy of proposed protective covenants, if applicable | ☐ Grading, drainage and erosion control plans |
| ☐ Septic site evaluation reports | ☐ Wetlands delineation report |
| ☐ Applications for any necessary variances, conditional use permits, or rezoning | ☐ Copies of permit application submittals to all agencies with jurisdiction over wetlands or water bodies and channels on the development site |
| ☐ List of any special assessments | |

Applicant(s) Signature: [Signature] Date 10-1-25
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.

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

OFFICE USE ONLY	
Application # <u>0-25-007</u>	Date Application Received <u>10/3/25</u>
Date Complete Application Received <u>10/6/25</u>	120 Days <u>2/3/26</u>
Fee: \$450.00 + \$70.00/Lot + Consultant Escrow = \$ _____	Date Paid <u>10/3/25</u>
Consultant Escrow = \$1,000 without improvements or \$10,000 with improvements + \$500.00/lot for 30+ lots	By: <u>[Signature]</u> Official Check # <u>Escrow Funds</u>
	Revised 12/09/22



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

SUBDIVISION APPLICATION: FINAL PLAT

Applicant(s): Name(s) NORTHERN TIER DEVELOPMENT, LLC
Address 7380 FRANCE AVENUE SOUTH SUITE 250
City EDINA State MN Zip 55435-4546
Phone Number [REDACTED] Email [REDACTED]

Owner(s) - if other than Applicant(s): RICHARD MORRIS
Name(s) (SAME AS ABOVE)
Address _____
City _____ State _____ Zip _____
Phone Number _____ Email _____

Signature of owner(s) [Signature] Date 10-1-25

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; OPEN SPACE; ACCESS TO CARLOS AVE

Present zoning of property: A - AGRICULTURAL

Surveyor: Name JASON RUD Phone 651-361-8225

Engineer: Name SEAN BOHAN Phone 715-552-0330

Real Estate Agent: Name N/A Phone _____

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: 3 Current zoning and use of property: A

- | | |
|---|--|
| ☐ 4 full size copies of the final plat drawings | ☐ 2 reduced copies (no larger than 11 x 17) |
| ☐ Improvements complete & accepted | ☐ Developers Agreement |
| ☐ Performance guarantee for the improvements | ☐ Certificate of Title & Opinion |
| ☐ Soil perc tests and borings | ☐ Receipt proving that the taxes have been paid |
| ☐ Park Dedication Submitted | ☐ Legal & Engineering Fees Paid |
| ☐ Other | |
| ☐ The application fee and escrow must be paid at the time of application | |

Applicant(s) Signature: [Signature] Date 10-1-25

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.

OFFICE USE ONLY

Application # D-25-008

Date Complete Application Received 10/6/25

Fee: \$200.00 + Escrow \$1,000.00

Revised 11/15/22

Date Application Received 10/3/25

120 Days 2/3/26

Date Paid 10/3/25

By: [Signature]
Official
Check # Escrow funds



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

LAND USE & VARIANCE APPLICATION

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

Property Address: SUNRISE RIVERBANK SECOND ADDITION

Applicant(s) Information:

Name(s) NORTHERN TIER DEVELOPMENT, LLC Home _____
Address 7380 FRANCE AVENUE SOUTH #250 Work _____
City EDINA State MN Zip 55435-4546 Email _____

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

Name(s) (SAME AS ABOVE) Home _____
Address _____ Work _____
City _____ State _____ Zip _____ Email _____

Owner(s) Signature(s) [Signature] Date 10-2-25

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

Property Identification Number: R.21. 10302.31

Present Zoning: AGRICULTURAL

Present use of property: UNDEVELOPED

Proposed use of property: WETLAND BANK; OPEN SPACE; ACCESS TO CARLOS AVE

Description of request: LACK OF ROAD FRONTAGE TO OUTLOT A; OUTLOT B = ROAD

This application and the following attachments must be submitted to be considered a complete application: FRONTAGE LESS THAN 300 FT.

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

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

Applicant(s) Signature [Signature] Date 10-2-25

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

OFFICE USE ONLY

Application # V-25-005

Date Application Received 10/3/25

Date Complete Application Received 10/6/25

60 Days 12/5/25

By: [Signature]

Fee \$220.00 + Escrow \$750.00

Revised 01/24/23

Date Paid 10/3/25

Check # Escrow Funds

City of Wyoming Variance Worksheet

Applicant(s): NORTHERN TIER DEVELOPMENT, LLC Phone: [REDACTED]
Address: 7380 FRANCE AVENUE SOUTH #250, EDINA, MN 55435
Variance request description: LACK OF ROAD FRONTAGE & OUTLOT A / ROAD FRONTAGE LESS THAN
City Ordinance Section number: 40-175 (2); 40-175 (3) 300 FEET OUTLOT B

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

- Criteria #1** The property in question cannot be put to a reasonable use if used under the conditions allowed by this Ordinance.
Applicant - Can the property in question be put to a reasonable use if used under the conditions allowed by this Ordinance? ☐ Yes ☒ No
Describe: THE PROPOSED WETLAND BANK CREATES TWO
RESIDUAL PARCELS WHICH DO NOT MEET ZONING STANDARDS.
- Criteria #2** Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, topography, or other circumstances over which the owners of property since enactment of this Ordinance have had no control.
Applicant - Do exceptional or extraordinary circumstances apply to the property that do not apply generally to other properties in the same zone or vicinity, and do they result from lot size or shape, topography, or other circumstances over which the owners of property since enactment of this Ordinance have had no control?
☒ Yes ☐ No
Describe: THIS PARCEL HAS BEEN DESIGNED AND APPROVED FOR A WETLAND
BANK, AND THERE ARE 2 RESIDUAL PARCELS BEING CREATED.
- Criteria #3** That literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance.
Applicant - Does the literal interpretation of the provisions of this Ordinance deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Ordinance?
☒ Yes ☐ No
Describe: # 1 & # 2 above
- Criteria #4** The special conditions or circumstances do not result from actions of the applicant.
Applicant - Do the special conditions or circumstances result from actions of the applicant?
☐ Yes ☒ No
Describe: See # 2 above

City of Wyoming Variance Worksheet (Continued)

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

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

If yes, describe. _____

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

Applicant - Is the variance you are requesting the minimum variance which would alleviate the hardship?
☒ Yes ☐ No

Describe: see #2 above

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

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

Describe: _____

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

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

Describe: _____

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

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

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

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

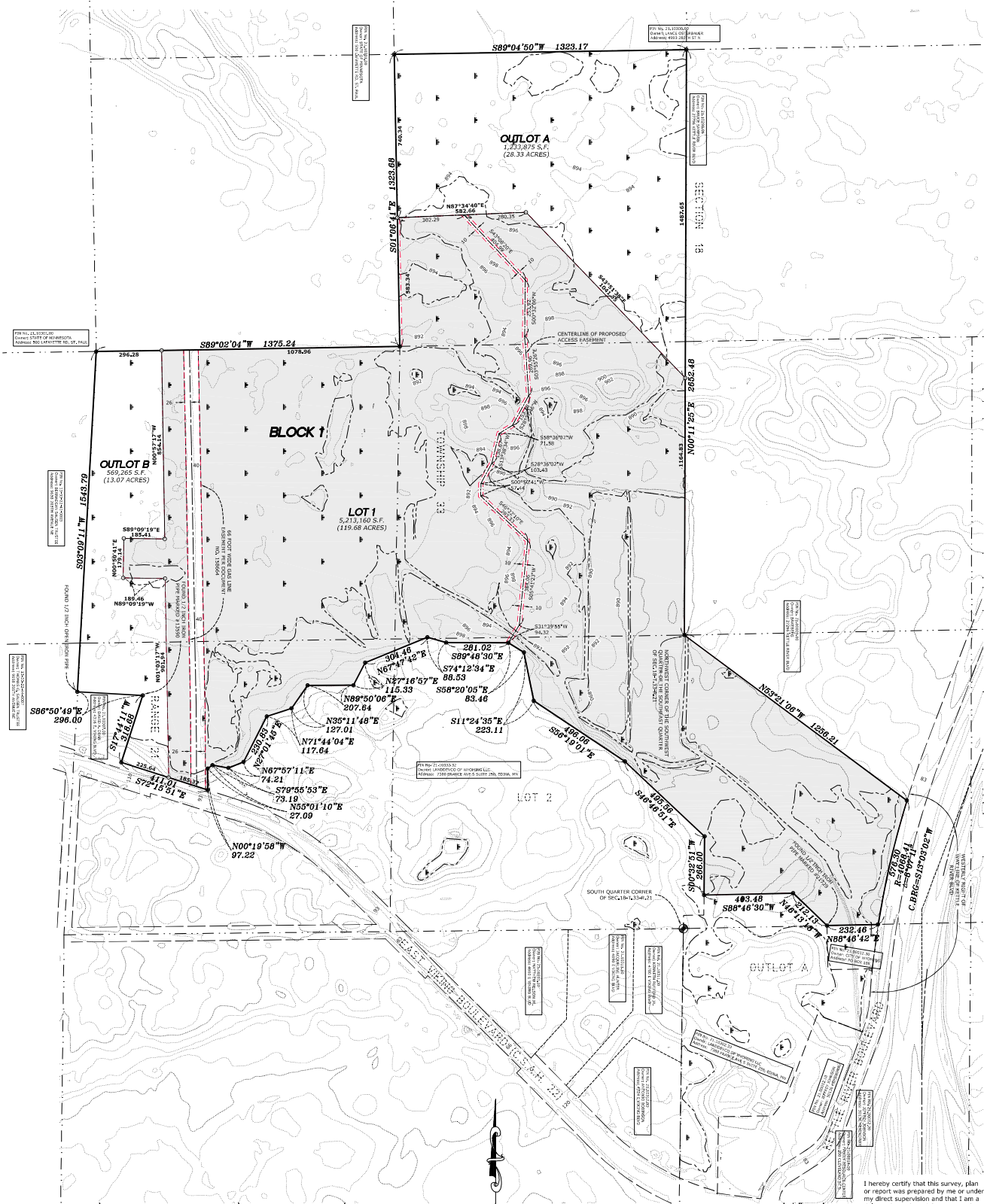
If yes, how is the request in harmony with the ordinance? _____

~of~ **SUNRISE RIVERBANK SECOND ADDITION**

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

 DENOTES IRON MONUMENT FOUND
 DENOTES CHISAGO COUNTY CAST IRON MONUMENT
 DENOTES EXISTING CONTOURS (2 FOOT INTERVALS)
 DENOTES WETLAND BANK PER PLANS BY RESOURCE ENVIRONMENT SOLUTIONS
 DENOTES WETLAND AS DELINEATED BY MERJENT, INC.
 DENOTES ADJACENT PARCEL OWNER INFORMATION (PER XXXX COUNTY TAX INFORMATION)

NORTHERN TIER DEVELOPMENT
7380 FRANCE AVENUE SOUTH, SUITE 250
EDINA, MN 55435-4546
RICHARD MORRIS / 952-832-2000



- Existing contours are shown per a combination of field survey data and LiDAR data as provided by mnDNR.
- Parcel ID number: 21.10302.31
- Existing Zoning: Agricultural
- Total Parcel Area: 7,016,299± S.F. (161.07 ac.)

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD
Date: 10/2/2025 License No. 41578

DRAWN BY: CHB		JOB NO: 201335PP		DATE: 10/01/25	
CHECK BY: JER		FIELD CREW: BH / BJ			
1					
2					
3					
NO.	DATE	DESCRIPTION			

Page 2

201335PP

SUNRISE RIVERBANK SECOND ADDITION

KNOW ALL PERSONS BY THESE PRESENTS: That Northern Tier Development, LLC, a Minnesota limited liability company, owner of the following described property:

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

Has caused the same to be surveyed and platted as SUNRISE RIVERBANK SECOND ADDITION.

In witness whereof said Northern Tier Development, LLC, a Minnesota limited liability company, has caused these presents to be signed by its Chief Manager this ____ day of _____, 20____.

Northern Tier Development, LLC

Richard Morris, Chief Manager

STATE OF MINNESOTA
COUNTY OF _____

This foregoing instrument was acknowledged before me by Richard Morris, Chief Manager of Northern Tier Development, LLC, a Minnesota limited liability company, on behalf of the company this ____ day of _____, 20____.

Notary Public, _____ County, Minnesota
My Commission Expires _____

I, Jason E. Rud do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been, or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this ____ day of _____, 20____.

Jason E. Rud, Licensed Land Surveyor
Minnesota License No. 411578

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this ____ day of _____, 20____ by Jason E. Rud.

Notary Public, _____ County, Minnesota
My Commission Expires _____

Approved by the City Council of the City of Wyoming, Minnesota, this ____ day of _____, 20____ and is in compliance with the provisions of Chapter 505.03, Subdivision 2, Minnesota Statutes.

Signed _____ Mayor

Signed _____ Clerk

This plat was approved as to form and execution this ____ day of _____, 20____.

City of Wyoming Attorney

Pursuant to Chicago County Subdivision Ordinance Number 99-2, I hereby certify that this plat has been checked and approved as to compliance with Chapter 505, Minnesota Statutes this day of _____, 20____.

Chicago County Surveyor

No delinquent taxes and transfer entered this ____ day of _____, 20____.

Chicago County Auditor

I hereby certify that the taxes for the year _____ on the property described herein are paid this ____ day of _____, 20____.

Chicago County Treasurer

This plat was recommended for approval this ____ day of _____, 20____.

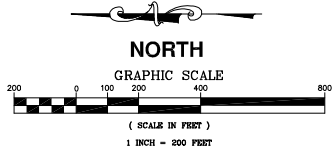
Chicago County Engineer

Document No. _____

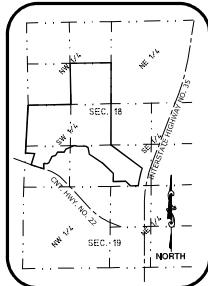
I hereby certify that this instrument was filed in the office of the County Recorder for record on this ____ day of _____, 20____, at ____ o'clock ____ M., and was duly recorded in Chicago County Records.

Chicago County Recorder

SUNRISE RIVERBANK SECOND ADDITION



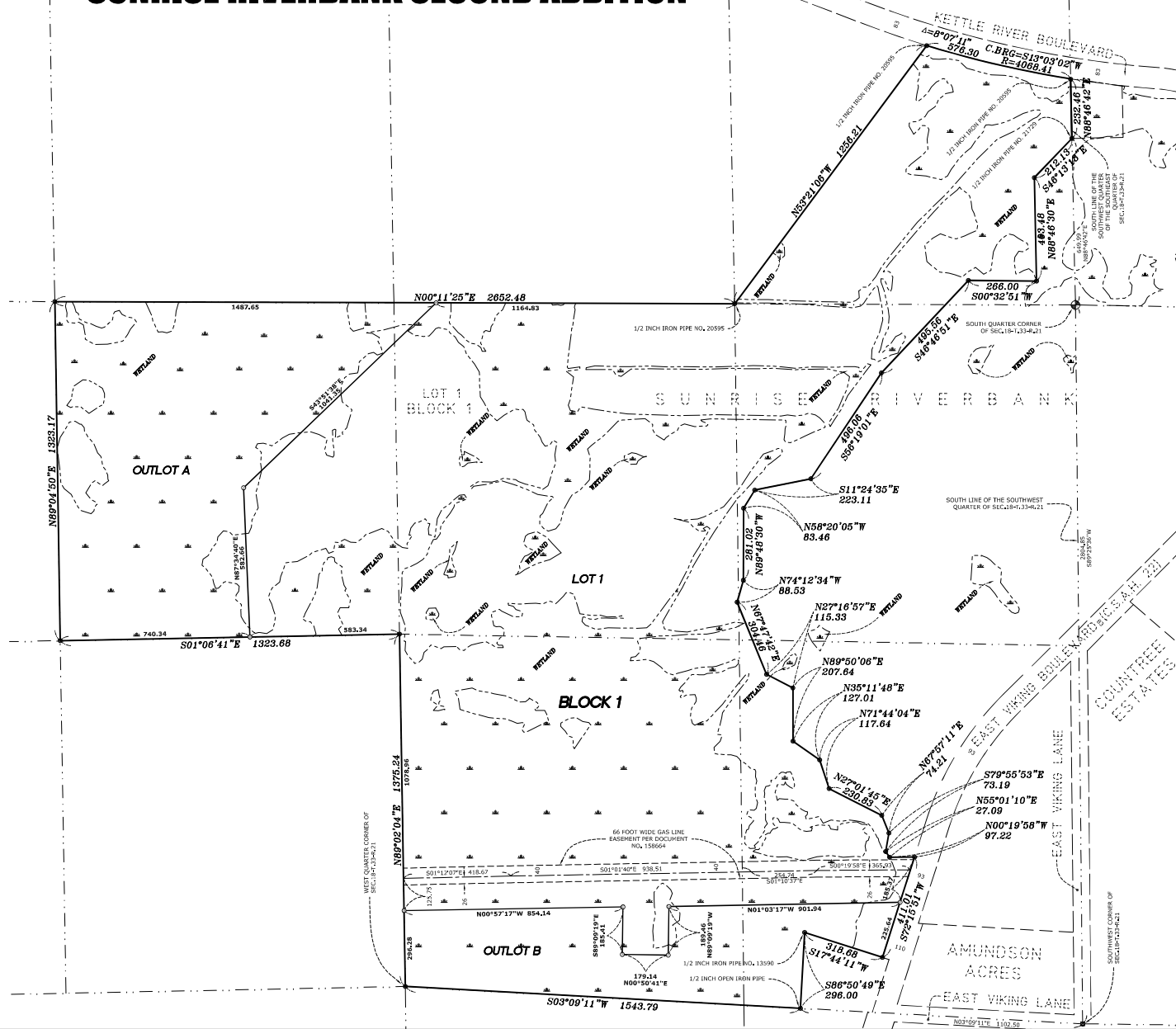
VICINITY MAP
 PART OF SEC. 16 & 19, TWP. 33, R. 21



CHISAGO COUNTY, MINNESOTA
 (NO SCALE)

THE ORIENTATION OF THIS BEARING SYSTEM IS BASED ON THE CHISAGO COUNTY COORDINATE SYSTEM NAD83_1996 ADJUSTMENT

- DENOTES FOUND 1/2 INCH IRON PIPE MARKED BY RLS NO. 41578 UNLESS OTHERWISE NOTED
- DENOTES SET 1/2 INCH BY 14 INCH IRON PIPE MARKED BY RLS NO. 41578, THAT WILL BE SET WITHIN ONE YEAR AFTER RECORDING OR SOONER AS SPECIFIED BY THE APPROVING LOCAL GOVERNMENT UNIT
- DENOTES CHISAGO COUNTY STONE MONUMENT
- ⬢ DENOTES CHISAGO COUNTY CAST IRON MONUMENT
- ⬢ DENOTES WETLAND AS DELINEATED BY HERJENT, INC.



**CITY OF WYOMING
PLANNING AND ZONING**

TO:	Planning Commission
DATE	10/20/2025
MEETING DATE:	10/28/2025
FROM:	Kim Lindquist, City Planner Fred Weck, Zoning Administrator
RE:	Cannabis Microbusiness
APPLICANT:	Matthew Klein for Kindbud's Cultivars
PROPERTY OWNER:	David Rondestvedt
PROPERTY:	7978 269th St. Chisago City, MN
FILE NO.:	I-25-004

OVERVIEW

The applicant, Matthew Klein, representing Kindbud's Cultivars, has applied for an interim use permit for a Cannabis Microbusiness located at 7978 269th St. The property is currently zoned Agriculture (A), and the entire site is approximately 5.01 acres. The applicant has obtained preliminary approval of a license to cultivate and manufacture cannabis through the Office of Cannabis Management (OCM) that allows businesses to start reaching out to cities to secure locations. The proposed use is an agricultural cannabis microbusiness with cultivation and manufacturing that will provide the cultivation of legal cannabis products to adults ages 21 and over. Kindbud's Cultivars will have no employees with the owner as the sole operator, and the main hours of operation will be from 7:00 am until 5:00 pm, with the possibility of some longer shifts during harvest times. Per the city's zoning ordinance Article 6 Division 2 Sec. 40-173 a cannabis microbusiness is allowed as an interim use in the Agriculture (A) district.

SITE CHARACTERISTICS

The property is approximately 5.01 acres and is comprised of one tax parcel. The property is located along 269th St. The property currently has one single family home with two proposed greenhouses and a building for storage/processing/manufacturing with a fence on the South end of the parcel. The applicant does not anticipate any changes to the site apart from the addition of the three new structures and a security fence surrounding the cannabis operation.

STAFF RECOMMENDATION

Under the requirements of Ordinance NO. 2024-01 and the findings of fact based upon 40-112, Staff is recommending approval of an Interim Use Permit for the proposed cannabis microbusiness which will provide cultivation, manufacture and sales of legal

cannabis products to adults ages 21 and over based upon the findings of fact and subject to the following conditions:

1. The applicant shall adhere to all setback requirements for the Agriculture (A) district.
2. Development of the site must comply with all representations of the applicant and the application materials, specifically relating to lighting, odor, water use and employee count and provide proper maintenance of the systems to ensure compliance.
3. The property needs to comply with all applicable local, state and federal regulations necessary for operation of a cannabis microbusiness 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.
5. The trailer building shall comply with appropriate building code requirements.

STAFF REVIEW

General Comprehensive Plan and Zoning Review

The Agriculture (A) district is designed and intended to provide areas to be utilized for agriculture and rural residential uses. The subject property is zoned Agriculture and is guided for agricultural use.

The zoning and surrounding guided uses are as follows:

North – A – Agriculture
South – A – Agriculture
West – A – Agriculture
East – A – Agriculture

Application Review

A site plan indicates that there will be two greenhouses installed on the western portion of the site, both are double walled greenhouses of 30' x 100'. The manufacturing building is smaller at 10' x 40'. The manufacturing building is a trailer, similar to what builders may put on the site for an office. As this is an agricultural use, the metal building is acceptable but does need to meet building code requirements. A security fence will encompass the cultivation area, with security and interior building lighting. The fencing is 275' x 275' with two gates in the east.

The applicant has provided information about operational issues such as lighting, odor and water use. A site plan and pictures of the greenhouses have also been provided for the Commission and Council's use.

Lighting

The applicant's exterior lighting will be comprised of energy efficient LED lights that are dark skies certified (low light pollution standard) and will be placed near the entrance of the office trailer and entrance gate within the fencing. Motion sensor lights that are also dark skies certified will be placed about the property and will have high detection parameters, so they won't be activated by small animals and moving tree limbs. All lighting must be downward directed, and the light source cannot be visible from any public way.

The applicant indicates that internally, the greenhouse lighting will adjust intensity based upon light sensor data. They indicate that plants are on a 12- or 18-hour cycle, where the off times are blacked out to manipulate flowering cycles. Kindbud's Cultivars facility uses mixed light greenhouses. This system is on a timer that can be adjusted remotely that rolls up or lowers dark plastic from a system that runs along the spine of the internal greenhouse structure. They have provided a website link for interested parties to review: [Internal Light Deprivation Greenhouse Walkthrough](#). The video does not show much information about the black out curtain but the materials in the application illustrate a cut-away which shows how the black out materials work.

Odor Mitigation Plan

The greenhouse will use a high-pressure fogging system that turns on in conjunction with the exhaust fan in warmer months. These systems inject odor neutralizing solutions into water feed systems before being pressurized and released as a fine atomization. Carbon filters will also be used to scrub air and clean out cannabis odor at a rate of over 1200 cubic feet per minute. The filters will be placed between the double walls of the greenhouses as well as inside. The applicant indicates that these systems must be maintained with the carbon filters changed periodically. Similar to other projects, it is incumbent upon the operator to ensure proper maintenance is conducted to comply with city expectations and the applicants representation of the business operation.

Water Usage Plan

The applicant will use a private well for water needs. Water will be brought into the facilities via a trenched line from the residence on the property. Average daily use of around 700 gallons with peak use of 1200 daily.

Cannabis watering is carefully controlled and used in conjunction with soil sensors. Overwatering is extremely detrimental to living soil grows so the applicant will constantly monitor data from sensors and keep detailed records about how much water is used and when.

Mitigation

1. Crop planning so that intensive flowering cycles are outside of the hottest times of year to minimize impact.

2. Maintaining a strict soil moisture level.
3. The applicant's growing methodology is light on water usage so that nutrients and microbes don't flush out in addition to stalling or slowing plant growth.
4. Rainwater collection can be used to offset water usage.
5. Drought plan in case a drought is declared that includes rainwater collection/storage and importing water from drought free areas of the state.
6. Using cover crops and ground cover like hemp hurd to reduce evaporation and water use.

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. 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 agriculture zoning designation and is allowed as an Interim use in the agriculture district. The 2022 Comprehensive Plan guides this parcel for agricultural use.*

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 separated by distance and screening from adjacent developed properties.*

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

Response: *The site will have an appear similar to other agricultural land uses.*

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 microbusiness is consistent and compatible with the character of the agricultural 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 little to reasonable traffic for an agricultural use. The only employees are those who live on the property.

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 of the community.

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. The applicant has proposed mitigative measures for these concerns ..

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

Response: The site is an agricultural parcel and will be used for the intended use.

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 Microbusiness use in the A – Agriculture 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 and is listed as an interim use in the A-Agriculture zoning district.*

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 IUP standards for approval.

Next Steps

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



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

LAND USE 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: 7978 269th St. Chisago City, MN

Applicant(s): Name(s) Matthew Klein

Address 205 s Main

City Austin

State MN

Zip 55912

Phone Number [REDACTED]

Email [REDACTED]

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

Name(s) David Rondestvedt

Address 7978 269th St

City Chisago City

State MN

Zip

Phone Number [REDACTED]

Email [REDACTED]

Owner(s) Signature(s) [Signature]

Date 9/29/2025

Legal description of property:

Property Identification Number: R.21. 10353.00

Present Zoning: Agricultural

Present use of property: Homestead

Proposed use of property: Agricultural Cannabis Microbusiness Cultivation, Manufacturing

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: Reopening of Property

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

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) Matt Klein

Date 9-28-25

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 10/1/25

Fee: \$220.00 + Escrow

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

Application # 1-25-004

60 Days 12/1/25

Date Paid 10/2/25

Date Application Received 10/2/25

By: [Signature]

Official
Check # 4843

CONDITIONAL & INTERIM USE PERMIT WORKSHEET

Applicant: _____

Address: _____

Type of Business: _____

Business name: _____

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.**

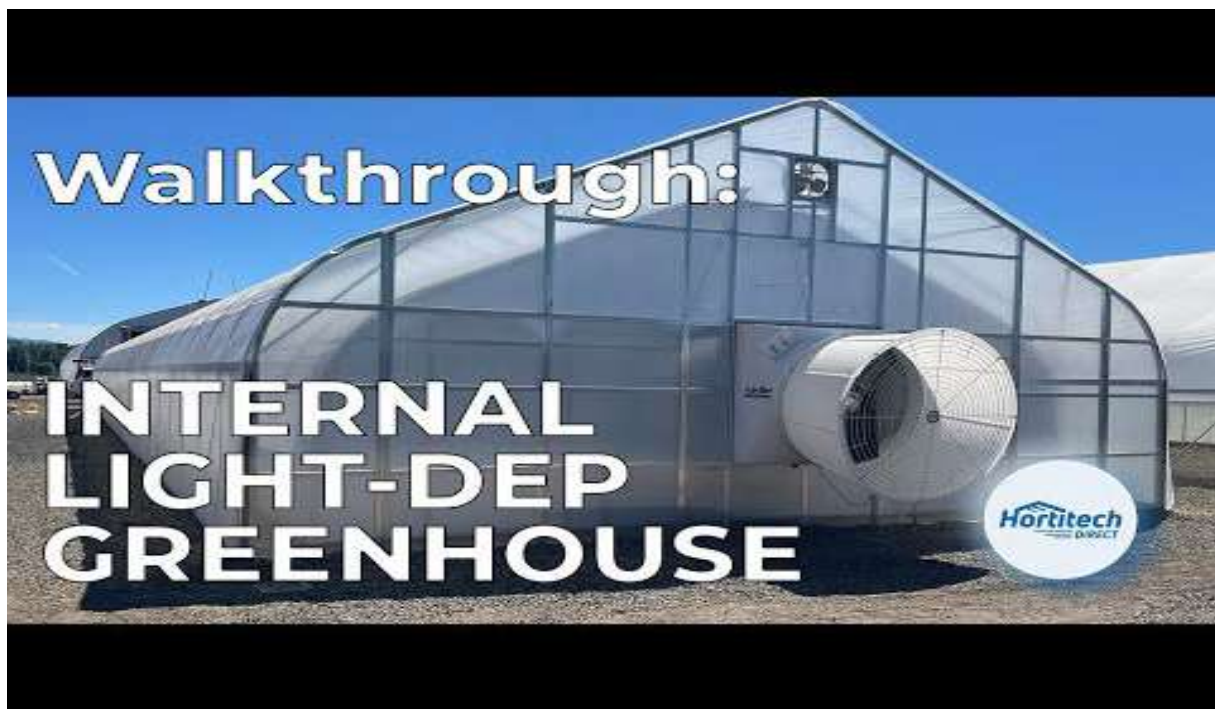
1. Is your proposed use in conformity with the Comprehensive Plan and development policies of the City?
☐ Yes ☐ No Explain: _____
2. Will your proposed use create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the 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 # _____

Lighting pollution mitigation plan for Wyoming

Kindbud's Cultivars (KBC) is a cultivation facility that uses mixed light greenhouses to create quality cannabis at a low production cost. Our greenhouses each use 40 LED grow lights that adjust intensity based on light sensor data. Our plants are on either 18- or 12-hour cycles, thus necessitating the need to be able to deprive plants of light to manipulate flowering cycles. In short, the greenhouses have an automated system that can eliminate any light escaping or coming in. This system is on a timer that can be adjusted remotely that rolls up or lowers dark plastic from a system that runs along the spine of the internal greenhouse structure. To stay in compliance our greenhouses will be blacked out in hours where an appreciable amount of sunlight is not visible and thus not useable in our operation. The greenhouses we are using are 100'L 30'W and are dual framed light deprivation greenhouses from hortitech direct in Oregon. The link provided below is a walkthrough showing the system for light deprivation in action.

<https://youtu.be/FoQzCfoahkk?si=msbqpBeZ5i82ip0i>



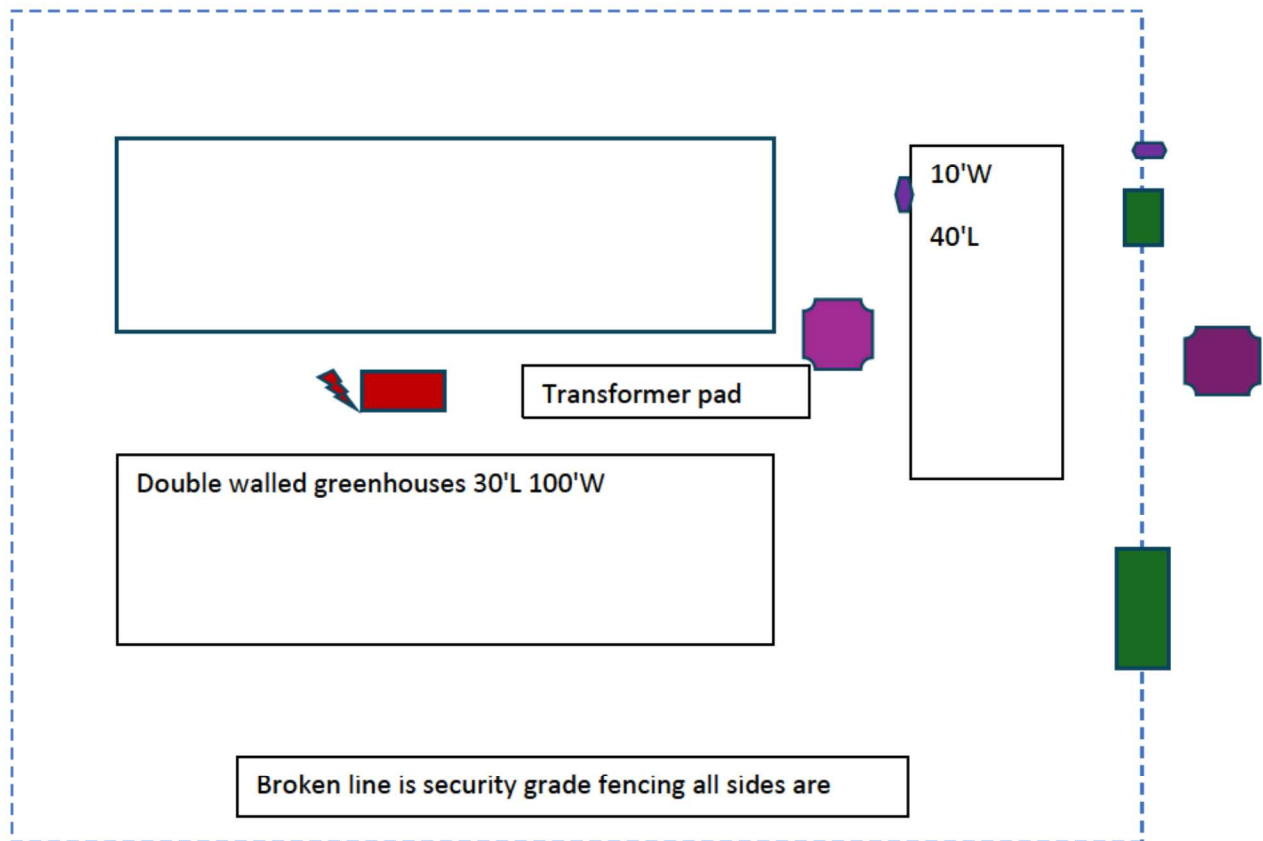


Pictured above is a cutaway showing the internal framing with blackout curtain down and another showing the rear of a light dep greenhouse.

Exterior lighting

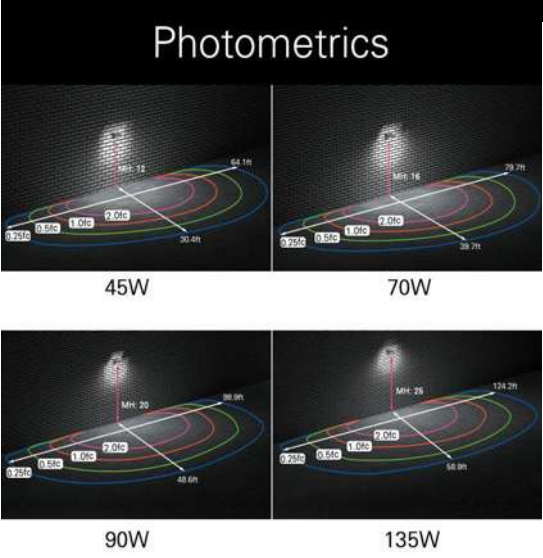
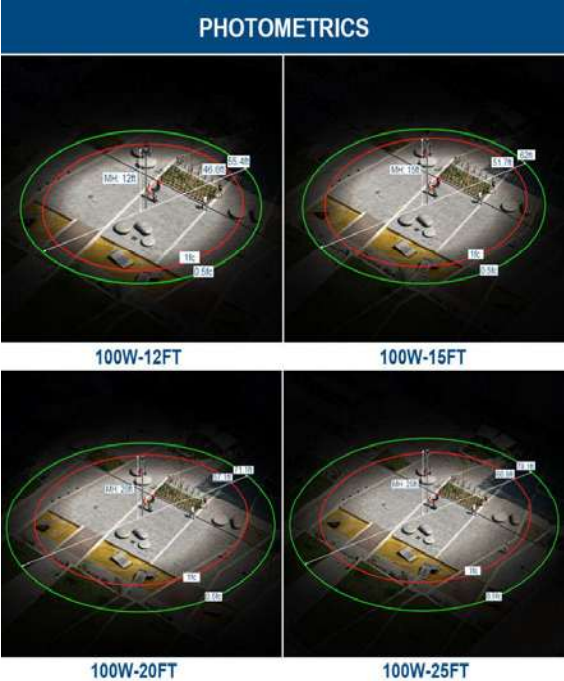
Our exterior lighting will be comprised of energy efficient LED lights that are dark skies certified (low light pollution standard) and will be placed near the entrance of our office trailer and entrance gate in the in the fencing. Motion sensor lights that are also dark skies certified will be placed about the property and will have high detection parameters, so they won't be activated by small animals and moving tree limbs.

Pictured below are both models and light rating by wattage and distance as well as a site diagram showing light placement.



Pole mounted lights are in magenta, building lights are in purple

Dashed line is fencing 275' in all directions, gates are marked in green



Kindbuds Cultivars odor mitigation plan

Kindbuds Cultivars (KBC) is a cultivation and manufacturing cannabis microbusiness seeking to operate in Wyoming, Minnesota. Our operation consists of 2 greenhouses and a building for storage/processing which will all need separate odor management strategies to prevent odors from going beyond the property line.

In the warmer months when venting heat via a 4' fan in the rear of the greenhouse we will use a high-pressure fogging system that turns on in conjunction with the exhaust fan. These systems inject odor neutralizing solutions into water feed systems before being pressurized and released as a fine atomization. The ultra-fine odor control droplets combine with odor compounds and neutralize the cannabis odor. The solutions used to neutralize these odors are biodegradable, non-toxic, and are not considered hazardous according to Safety Data Sheets indicate they are not classified as hazardous according to OSHA and other regulatory bodies. The ingredients consist of oils derived from pine, aniseed, clove, and lime, as well as surfactants and purified water.

Carbon filters will also be used to scrub air and clean out cannabis odor at a rate of over 1200 cubic feet per minute. These are double walled cylinders filled with odor absorbing carbon, fitted with a flange and connected to inline fans that operate at speeds over 1200 cubic feet per minute. These will be placed between the double walls of the greenhouses as well as inside.

Both methods employed by KBC are aimed to neutralize odors as opposed to masking them with other odors

System maintenance will be scheduled in accordance with manufacturer recommendations. Carbon filters are changed when they have increased by 30% in weight. We will also perform audits to ensure smell isn't escaping the property.



Greenhouse with ecosorb system installed near rear fans



Carbon filter with fan, suitable for storage areas and general filtration

Kindbuds Cultivars water usage plan

General project information

- Kindbuds Cultivars is a cannabis cultivation and manufacturing business licensed by the state of Minnesota.
- Kindbuds Cultivars will have no employees owner is the sole operator, and the main hours of operation will be from 7am until 5pm, with the possibility of some longer shifts during harvest times.
- Kindbuds Cultivars is located at 7978 269th st, Chisago City, MN.
- Kindbuds Cultivars utilizes mixed light greenhouses to cultivate cannabis and a separate building for manufacturing

Water supply and consumption

- Kindbuds cultivars will use a private well for water needs
- Water will be brought into the facilities via a trenched line from the residence on the property.
- Consumption rates will vary depending on the cycle the plants are in
- Average daily use of around 700 gallons with peak use of 1200 daily.
- Yearly consumption of water around 255,000 gallons, the average American household uses 103,000 gallons per year for perspective.
- Our rate of water consumption places us far below the threshold of 10,000 gallons daily or 1 million gallons per year that would require a Water Appropriation Permit from the DNR
- Cannabis watering is carefully controlled and used in conjunction with soil sensors. Overwatering is extremely detrimental to living soil grows so we will constantly monitor data from sensors and keep detailed records about how much water is used and when. No automation will be used in watering to minimize accidental discharge or over watering.

Mitigation measures

- Crop planning so that intensive flowering cycles are outside of the hottest times of year to minimize impact.
- Maintaining a strict soil moisture level. Our growing methodology is light on water usage so that we don't flush out nutrients and microbes in addition to stalling or slowing plant growth.
- Rainwater collection can be used to offset water usage
- Drought plan in case a drought is declared that includes rainwater collection/storage and importing water from drought free areas of the state.
- Using cover crops and ground cover like hemp hurd to reduce evaporation and water use

Maps&Diagram

