APPROVED 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.

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

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, 19702, 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.

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

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*