

**AGENDA
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
JANUARY 27, 2026
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 January 13, 2026.

SCHEDULED PUBLIC HEARINGS:

2. Interim Conditional Use Permit for a Cannabis Microbusiness: I-25-005
Location: 7745 Wyoming Trail
Applicant: Tyler Jereczek
Owner: David & Kelly Wosika
Property ID Number: 21.10358.00

NEW BUSINESS:

OLD BUSINESS:

COMMUNICATIONS:

3. Planning Commission Member Recommendation: Ken Rutford, Jr. – 4700 East Viking Boulevard.

UPDATES:

ADJOURN

UPCOMING:

The Sunrise River Bank CUP extension and the Final Plat of "Sunrise at Carlos Avery" were approved by the City Council.

**UNAPPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
JANUARY 13, 2026
7:00 PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for January 13, 2026, to order at 7:00 PM

CALL OF ROLL:

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

ABSENT: None

Also Present: Fred Weck, Zoning Administrator and Council Liaison Lisa Iverson

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

Kenny Ruthford, 4700 East Viking Boulevard, stated that from past discussions, he recalled that Sunrise Estates was supposed to level the existing building, which has been an eyesore in the community, but it has not been leveled. He stated that stuff has been accumulating on the ground and just looks worse than it ever has. He stated that when this development takes place, he would like to know where the water will be going. He stated that before permits are renewed for this project, he would ask the City to address what is happening on the land and why some of these things have not been completed. He expressed concerns about the uncertainty in what will happen with the roundabout on Kettle River Boulevard and bringing more people into the area before that is addressed.

Zoning Administrator Weck noted that the surrounding properties should not be any more run off post-development than there was pre-development.

PLANNING COMMISSION REORGANIZATION

1. Appointments for Chair, Vice-Chair, Joint Park Planning Board, and Rescheduling Necessary Meetings

Commissioner West nominated Chair Lobermeier to continue serving as Chair.

There was consensus of the Commission for Chair Lobermeier to continue to serve as Chair of the Planning Commission in 2026.

Chair Lobermeier nominated Commissioner West to continue service as Vice-Chair in 2026.

There was consensus of the Commission for Commissioner West to serve as Vice-Chair of the Planning Commission for 2026.

There was a consensus of the Commission to appoint Commissioners Iverson and Holl to serve as members of the Joint Park Planning Board.

A MOTION WAS MADE BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER HOLL, TO RESCHEDULE THE FEBRUARY 10, 2026, MEETING TO FEBRUARY 11, 2026, AND THE AUGUST 11, 2026, MEETING TO AUGUST 12, 2026.

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

APPROVAL OF MINUTES:

- 2. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for December 13, 2025**

A MOTION WAS MADE BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER WEST, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR DECEMBER 13, 2025, AS SUBMITTED.

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

SCHEDULED PUBLIC HEARINGS:

- 3. Conditional Use Permit C-25-007 Sunrise River Bank**
Location: East Viking Boulevard, Greenwood Golf Course Site
Applicant: Tier Development, LLC; Richard Morris
Property ID Number: 21.10320.31

Zoning Administrator Weck explained that the previous CUP had expired, and this request was for an extension, and outlined the staff recommendation of approval subject to the conditions included in the staff report.

Dick Morris, applicant, explained that he had made significant progress over the last few years and shared examples of the hydrology and how it had been studied. He gave background information surrounding the upcoming change in ownership of the wetland bank.

MOTION BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER HOLL, TO OPEN THE PUBLIC HEARING AT 7:09 P.M.

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

Kenny Ruthford, 4700 East Viking Boulevard, asked about the planned wetland banks and where they planned to push the wetlands to, and referenced the proximity of Carlos Avery. He stated he had spoken with the DNR on some of the plans from a project that backed up onto the Carlos Avery wetlands area that prohibits motor vehicles. He stated that he would like to know some answers about how they will direct water and wildlife habitation moving through the area. He stated that he would like those things to be protected and would like to know how they will be addressed through the wetland banking.

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

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

Chair Lobermeier gave a brief description of how wetland banking usually works and explained that he had worked with the Army Corps of Engineers, DNR, and BWSR several times throughout his career, so he understood the level of detail that goes into banking approvals, including hydrology and many of the concerns brought up tonight. He noted that the Planning Commission did not have those kinds of details tonight.

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER HOLL, TO RECOMMEND APPROVAL OF THE CONDITIONAL USE PERMIT EXTENSION, C-25-007 SUNRISE RIVER BANK LOCATED AT EAST VIKING BOULEVARD, GREENWOOD GOLF COURSE SITE FOR APPLICANT: TIER DEVELOPMENT, LLC; RICHARD MORRIS, PROPERTY ID NUMBER: 21.10320.3, SUBJECT TO THE CONDITIONS LISTED IN THE STAFF REPORT.

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

NEW BUSINESS:

- 4. Final Plat D-25-010 Sunrise at Carlos Avery (Pre-Plat name The Pointe at Carlos Avery)**
Location: East Viking Boulevard, Greenwood Golf Course Site
Applicant: LandDevCo of Wyoming, LLC; Richard Morris
Property ID Number: 21.10320.32

Zoning Administrator Weck explained that this portion of the project is for 36 residential lots on 43 acres for single-family dwellings and briefly reviewed details related to the project, Comprehensive Plan guidance, zoning, and access points.

Commissioner Holl asked about the busyness of the turn lanes and asked about possible roundabout installation.

Zoning Administrator Weck confirmed that roundabouts were the ultimate plan and noted that a tentative plan including roundabouts had been approved by MnDOT.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO RECOMMEND APPROVAL OF THE FINAL PLAT D-25-010 SUNRISE AT CARLOS AVERY (PRE-PLAT NAME THE POINTE AT CARLOS AVERY), LOCATED AT EAST VIKING BOULEVARD, GREENWOOD GOLF COURSE SITE, FOR LANDDEVCO OF WYOMING, LLC; RICHARD MORRIS, PROPERTY ID NUMBER: 21.10320.32, SUBJECT TO THE CONDITIONS LISTED IN THE STAFF REPORT.

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

5. Planning Commission 2026 Goals

Zoning Administrator Weck suggested that he would like to see the Planning Commission work on updates to the Zoning Ordinance.

Chair Lobermeier suggested that the Planning Commission may want to take a look at the implementation schedule in the Comprehensive Plan to see if there were things that they should be focusing on.

Mayor Iverson suggested that the Planning Commission take a look at the Lighting Ordinance and what other cities in the area are doing, because she believed the City had a lot of 'light' skies instead of 'dark' skies.

Commissioner Iverson stated that he would like the Planning Commission to look into standards for dog kennels.

OLD BUSINESS: NONE

COMMUNICATIONS: NONE

UPDATES:

A MOTION WAS MADE BY COMMISSIONER HOLL, SECONDED BY COMMISSIONER WEST, TO ADJOURN THE JANUARY 13, 2026 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:25 PM.

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

**CITY OF WYOMING
PLANNING AND ZONING**

TO:	Planning Commission
DATE	1/22/2026
MEETING DATE:	1/27/2026
FROM:	Kim Lindquist, City Planner Fred Weck, Zoning Administrator
RE:	Cannabis Microbusiness
APPLICANT:	Tyler Jereczek for Tyler Retail LLC
PROPERTY OWNER:	David and Kelly Wosika
PROPERTY:	7745 Wyoming Trail
FILE NO.:	I-26-001

OVERVIEW

The applicant, Tyler Jereczek, with support from the property owners, David and Kelly Wosika, has applied for an interim conditional use permit for a Cannabis Microbusiness located at 7745 Wyoming Trail. The property was rezoned to Agriculture (A) from R-1 in November 2025 and the entire site is approximately 5.07 acres. The applicant indicates that the proposed use is an agricultural cannabis microbusiness with cultivation and that will provide the cultivation of legal cannabis products to adults ages 21 and over. The application indicates there will be up to 6 employees, with two living on the premises. The applicant did not provide information about the hours of operation and the amount of activity that will occur on the site. The application appears to only address cultivation while Cannabis Microbusiness include:

Cannabis Microbusiness: A cannabis business that grows cannabis plants from seed or immature plant to mature plant, harvests the cannabis flower from a mature plant, makes cannabis and/or hemp concentrate, manufactures artificially derived cannabinoids, adult-use cannabis products, lower-potency hemp edibles, and/or hemp-derived consumer products, and sells immature cannabis plants and seedlings, adult-use cannabis flower, adult-use cannabis products, lower-potency hemp edibles, hemp-derived consumer products, and other products authorized by law to other cannabis businesses and to consumers, including on-site consumption, pursuant to Minnesota Statute Section 342.28.

Per the city's zoning ordinance Article 6 Division 2 Sec. 40-173 a cannabis microbusiness is allowed as an interim conditional use in the Agriculture (A) district.

SITE CHARACTERISTICS

The property is approximately 5.07 acres and is comprised of one tax parcel. The property is located along Wyoming Trail, which is higher traffic road, should customers ultimately come to the premises. The property currently has one single family home with numerous outbuildings on the site. The applicant had previously indicated they both grow crops and have animals on the site and have events where the public and school age children can view the farm and its operations. It is unclear if that will continue with the added business on the site.

The applicant proposes two 95' x 95' (9025 sq ft) greenhouses and a storage semi-trailer for plants, harvested cannabis and cannabis products. The applicant has provided information about lighting, odor and water, along with a site plan which depicts the green houses located in the southern portion of the site. The plan does not show the location of the semi-trailer structure. Staff does not support use of a semi-trailer for storage, and the applicant is required to revise their plans. Similar to the prior approval, a modular building would be acceptable, pending compliance with zoning and building code requirements. The plan also indicates parking spaces and a loading area. The stalls look to be within the existing paved driveway area; the loading area does not. The applicants narrative indices that they will implement security measures consistent with Office of Cannabis Management (OCM) requirements including restricted access areas, secure storage practices and policies designed to protect cannabis inventory and ensure public safety. A drawing depicts use of security door gate and window bars, alarm system, motion detection lighting fixtures and security cameras. They do not indicate fencing around the cannabis cultivation area, but staff is recommending fencing. It is incumbent upon the owner and operator that the premises are secure at all times through their operational standards.

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 Conditional 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 shall comply with all representations of the applicant and the application materials, specifically relating to lighting, odor, water use and employee count (up to six) and provide proper maintenance of the systems to ensure compliance.
3. The property shall 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. The Permit will expire on January 1, 2036.
5. The applicant shall install a fence around the cannabis operations on the site.
6. The storage and operations building shall comply with appropriate building code requirements. Use of a semi-trailer for storage etc., is prohibited.
7. The applicant shall work with the City Engineer to finalize grading, and stormwater plans for the greenhouse improvements.
8. A final site plan shall be submitted which locates the operations/storage building and the fence.

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 – R1 – Rural Residential 1

West – R1 – Rural Residential 1

East – R2 – Rural Residential 2

Application Review

The site plan indicates that there will be two 9025 square feet greenhouses installed on the southern portion of the site, both are double walled greenhouses of 95x95'. The storage semi-trailer location is not provided nor the size of the structure. Staff is interested in what the building will look like; if it is truly a semi-trailer that is placed on the site that is not acceptable for a long-term storage strategy for the business. A structure that is more consistent with a business, or agricultural use is required along with the structure meeting building code, ADA, and zoning ordinance standards. As this is an agricultural use, the metal building is acceptable but does need to meet building code requirements. As noted, that applicant does not show any fencing around that cannabis cultivation area, but staff is recommending installation of security fencing.

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 around the greenhouse structures. The applicants drawing indicates six motion detection light fixtures in close proximity to the security cameras. Exterior light will be fully shielded and downward directed.

The applicant indicates that the greenhouses will be fully enclosed and construction with light-diffusing opaque or semi-opaque materials engineered to reduce light transmission. The narrative also indicates that the greenhouse has a retractable blackout curtain that will be used during all periods of darkness in the greenhouse or when artificial lighting is active during nighttime hours.

Dissimilar to the prior microbusiness application, there are neighbors in closer proximity to the premises, and the operation is some distance, but still closer to the public right of way than the

prior. Lighting and its potential impacts are one of the issues that need to be addressed and regularly monitored. There should be no light spillage unto adjoining properties and the greenhouse, which are large structures should not “glow”. Staff recommends using an opaque, rather than semi-opaque material for the greenhouse structures.

Odor Mitigation Plan

The greenhouse will use a 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 mist. 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 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 applicant’s representation of the business operation. Again, because there are other residential uses in closer proximity, the applicant must ensure the odor mitigation system is continuously operational and does not impact nearby residents.

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.

Stormwater Plan

The plans show that drainage will come from the greenhouse structures into swales and then diverted to the south end of the greenhouses. There is no additional information about where the runoff will be directed, and the applicant should work with the City Engineer to ensure that existing drainage patterns are not altered, and the consolidation of runoff does not create any erosion.

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.*

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 appearance 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.*

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 similarly.*

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 requested that the IUP be approved for 20 years. Staff is recommending 10 years as cannabis uses are new to the community and future improvements to operations and equipment may occur over time. If there is no change in circumstances after 10 years, the applicant can reapply for another permit. Staff is also 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 Conditional 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: 7745 Wyoming trail Chisago City MN 55013

Applicant(s): Name(s) Tyler Jereczek

Address 13725 Wentworth Ave #24

City Burnsville State MN Zip 55337

Phone Number 952-715-7179 Email Contact @ Sunshine-Sprouts.Com

Fullcyclefilm@gmail.com

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

Name(s) David & Kelly Wosika

Address 7745 Wyoming trail

City Chisago city State MN Zip 55013

Phone Number 651-343-8826 Email Dave @ b2builders .com

Owner(s) Signature(s) [Signature] Date 01/04/2026

Legal description of property: Section 22 Township 003 range 021 PT 01/04/2026

Property Identification Number: R.21. 21. 10358.00 Present Zoning: Agriculture

Present use of property: Hay Field

Proposed use of property: Cannabis Cultivation

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: 01 / 05 / 2045 OR Event: Sale of property or business

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

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

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

Applicant(s) Signature(s) [Signature] Date 01/04/26

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 1 / 5 / 26

Application # I-25-005

60 Days 3 / 6 / 26

Date Application Received 12/19/25

By: [Signature]
Official
Check # Waived Appl. Fee

Fee: \$220.00 + Escrow

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

Date Paid 1 / 5 / 26

Escrow

Revised 01/24/23

CONDITIONAL & INTERIM USE PERMIT WORKSHEET

Applicant: Tyler Terence
 Address: 13725 Wentworth Ave #29 Burnsville, MN 55337
 Type of Business: Cannabis micro business for cultivation
 Business name: Tyler retail LLC.

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

- Is your proposed use in conformity with the Comprehensive Plan and development policies of the City?
☒ Yes ☐ No Explain: Correctly Zoned & have proper mitigation plans
- 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: Self sustaining only after employees
- 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: 1 acre map use and no obstruction of view
- Will the structure and site have an appearance that will not have an adverse effect upon adjacent properties?
☐ Yes ☒ No Explain: will be fenced in & well kept.
- Is the proposed use reasonably related to the overall needs of the City and to the existing land use?
☒ Yes ☐ No Explain: Following all guidelines of State and County
- Will the proposed use be consistent with the purpose of the Zoning Ordinance and other City Ordinances?
☒ Yes ☐ No Explain: Following all guidelines of State and County
- 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: Well maintained and following all guidelines
- Will the proposed use generate only minimal vehicular traffic on local streets?
☒ Yes ☐ No Explain: Minimal traffic & only 6 employees. Two live on site
- Will the proposed use create traffic hazards or unsafe access or parking needs?
☐ Yes ☒ No Explain: Minimal traffic flow added.
- 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: Greenhouses will be fenced in and covered by greenhouses
- Will the establishment or maintenance of the proposed use be detrimental to the public health, safety or general welfare?
☐ Yes ☒ No Explain: Will not add to those factors
- 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: Will not contribute to any of these.
- How will the proposed use preserve and incorporate the site's important natural and scenic features into the development design?
☒ Yes ☐ No Explain: Will be fenced in and no rubbish.
- Will the proposed use cause adverse environmental effects?
☐ Yes ☒ No Explain: Will be kept clean & utilize best practices.

Application # _____

Revised 01/24/23

To Whom It May Concern,

This letter is provided to describe the cultivation operations of a licensed cannabis microbusiness in the State of Minnesota and to affirm compliance with all applicable requirements established by the Minnesota Office of Cannabis Management (OCM), as well as all relevant state and local laws.

The business will operate under a cannabis microbusiness license utilizing the cultivation privileges authorized by Minnesota statute and OCM regulations. Cultivation activities will be conducted solely within the licensed premises and will be limited to the plant counts, canopy size, and operational scope permitted for a microbusiness license.

All cultivation activities will take place in a designated, enclosed, and access-controlled area of the facility. The cultivation space will be restricted to authorized personnel only and will be operated in accordance with OCM standards related to sanitation, environmental controls, inventory management, and regulatory compliance. The business will maintain accurate records and tracking of all cannabis plants and harvested material as required by state regulations.

Cannabis plants, harvested cannabis, and cannabis products will be stored exclusively in a storage semi trailer located within the licensed premises. This storage trailer will be maintained to prevent unauthorized access, theft, or diversion. It will be secured with commercial-grade locking mechanisms and will remain locked at all times when not actively in use. Access to the storage room will be limited to authorized employees, with internal procedures in place to control and document access. We will be utilizing house facilities for bathroom use.

The microbusiness will implement security measures consistent with OCM requirements, including restricted access areas, secure storage practices, and policies designed to protect cannabis inventory and ensure public safety. All security measures will be maintained and updated as necessary to remain in full compliance with OCM rules and any additional conditions imposed by state or local authorities.

The business is committed to conducting all cannabis cultivation activities in a lawful, responsible, and transparent manner and will fully cooperate with inspections, reporting requirements, and ongoing regulatory oversight by the Minnesota Office of Cannabis Management.

Please do not hesitate to contact us if further information or clarification is required.

Sincerely,

Tyler Jereczek
Tyler Retail LLC
Owner
Burnsville, Minnesota

Light pollution mitigation plan

Tyler Retail LLC

Light Pollution Mitigation Plan

Tyler Retail LLC proposes to operate two enclosed cannabis cultivation greenhouses utilizing approximately 200 high-efficiency LED grow lights. These lights will operate on controlled photoperiod schedules ranging from 12 to 18 hours per day, depending on plant growth stage. The following mitigation measures are designed to fully prevent light pollution and light trespass beyond the property boundary, in compliance with local ordinances and accepted industry best practices.

Greenhouse Design and Light Containment

Both greenhouses will be fully enclosed structures designed specifically for controlled-environment agriculture. The greenhouse walls and roofs will be constructed using light-diffusing, opaque, or semi-opaque materials engineered to significantly reduce light transmission. All seams, joints, and structural connections will be sealed to prevent light leakage.

Blackout Curtain Systems

Each greenhouse will be equipped with commercial-grade automated blackout curtain systems. These curtains will be fully retractable and installed on all interior surfaces where light escape could occur, including walls, ceilings, and ventilation openings. The blackout curtains are designed to block 100% of light transmission when deployed and will be automatically engaged during all hours of darkness or when artificial lighting is active during nighttime periods.

Controlled Lighting Orientation and Shielding

All LED grow lights will be downward-facing and positioned to direct light exclusively toward the plant canopy. Fixtures will be mounted at appropriate heights and angles to eliminate upward or horizontal light spill. No exterior lighting will be connected to the grow lighting system, and no direct line-of-sight exposure of grow lights will be visible from outside the greenhouse.

Ventilation and Light-Sealed Openings

All ventilation intakes, exhaust ports, and access points will be fitted with light-trap baffles or labyrinth-style shielding to prevent light escape while maintaining adequate airflow. Doors will be equipped with sealed frames and self-closing mechanisms to ensure that interior lighting is not visible when access points are in use.

Lighting Controls and Scheduling

Lighting schedules will be managed using automated control systems to ensure lights operate only as required for plant growth. Where feasible, lighting cycles will be scheduled to minimize nighttime illumination. The system will include fail-safe controls to prevent accidental light exposure outside designated operational hours.

Light pollution mitigation plan

Exterior Site Lighting

Any exterior site lighting will be limited to safety and security purposes only. Exterior lights will be fully shielded, downward-directed, motion-activated where appropriate, and compliant with local dark-sky and lighting ordinances. Exterior lighting will not interfere with greenhouse operations or contribute to off-site light pollution.

Monitoring, Maintenance, and Compliance

Tyler Retail LLC will conduct regular inspections during nighttime hours to verify that no light is visible beyond the property line. Any identified light leakage will be promptly addressed through repairs or adjustments. Lighting systems, blackout curtains, and seals will be maintained according to manufacturer recommendations to ensure continued effectiveness.

Community Impact Commitment

These combined measures ensure that greenhouse lighting will not create glare, sky glow, or light trespass affecting neighboring properties or the surrounding community. Tyler Retail LLC is committed to operating in a manner that respects community standards and minimizes environmental and visual impacts.



Interior of auto blackout greenhouse



Dark sky compliant led lights



Odor mitigation plan

Tyler Retail LLC is a cannabis cultivation and manufacturing microbusiness proposing to operate in Wyoming, Minnesota. The facility includes two greenhouses as well as one semi trailer to be brought in for processing and storage. Comprehensive odor mitigation measures will be implemented to ensure that cannabis-related odors are effectively controlled and do not extend beyond the property boundaries, in accordance with local ordinances and community standards.

During warmer months, greenhouse temperatures will be regulated through controlled ventilation using four-foot exhaust fans located at the rear of each greenhouse. These fans will operate in conjunction with high-pressure odor neutralization fogging systems. The fogging systems introduce an odor-neutralizing solution into a water feed, which is then dispersed as a fine mist. This process neutralizes odor-causing compounds at the molecular level rather than masking odors.

All odor-neutralizing products used by Tyler Retail LLC are biodegradable, non-toxic, and non-hazardous. Safety Data Sheets confirm that these materials are not classified as hazardous under Occupational Safety and Health Administration (OSHA) guidelines or other applicable regulatory standards. The solutions are composed of naturally derived oils, including pine, aniseed, clove, and lime, along with surfactants and purified water.

In addition to fogging systems, activated carbon filtration will be utilized to further control airborne odors. These systems are capable of filtering airflows exceeding 1,200 cubic feet per minute and consist of double-walled carbon-filled cylinders connected to inline ventilation fans. Carbon filters will be installed both inside the greenhouses and within the double-wall greenhouse structures to maximize effectiveness.

All odor mitigation equipment will be maintained in accordance with manufacturer specifications. Carbon filters will be replaced when they reach a 30 percent increase in weight, indicating saturation. Tyler Retail LLC will also conduct regular odor monitoring and internal audits to verify the effectiveness of the odor control systems and to ensure that no detectable odors leave the property.

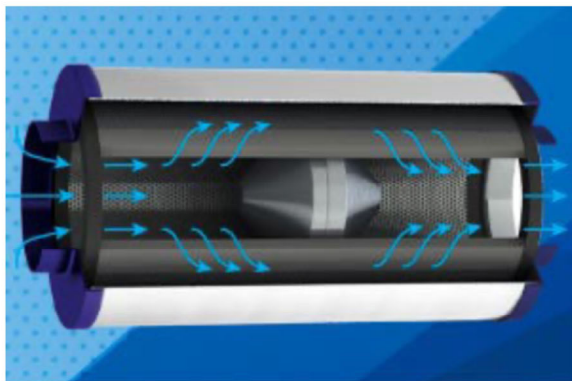
These measures are intended to minimize impacts to neighboring properties and the surrounding community, demonstrating Tyler Retail LLC's commitment to responsible operations and regulatory compliance.

Odor mitigation plan

External greenhouse



Storage and compliance areas



Water usage plan

Mitigation measures

Tyler Retail LLC will implement water conservation and mitigation measures to ensure responsible outdoor cannabis cultivation and compliance with all applicable local and state regulations.

Irrigation will utilize high-efficiency drip and/or micro-emitter systems that deliver water directly to plant root zones, minimizing evaporation, overspray, and runoff. Irrigation schedules will be based on plant needs, soil moisture conditions, and weather patterns, and will be adjusted during rainfall or drought conditions.

All water will be sourced from a current on site well. No surface water diversion will occur without proper authorization. Tyler Retail LLC will comply with all water appropriation, well permitting, and reporting requirements.

Cultivation areas will be designed to prevent runoff, erosion, and off-site impacts through appropriate grading, mulching, and vegetative buffers. Irrigation equipment will be routinely inspected and maintained to prevent leaks and inefficiencies.

Water usage will be monitored and documented, and Tyler Retail LLC will comply with any applicable water conservation requirements or restrictions. These measures ensure protection of local water resources and minimize impacts to neighboring properties.

Water supply and consumption

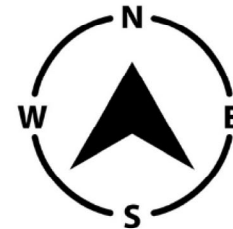
Tyler Retail LLC's cannabis cultivation operations will utilize an average of 700 gallons of water per day. Irrigation will occur only as needed, typically every few days, based on plant demand, soil moisture conditions, and weather patterns.

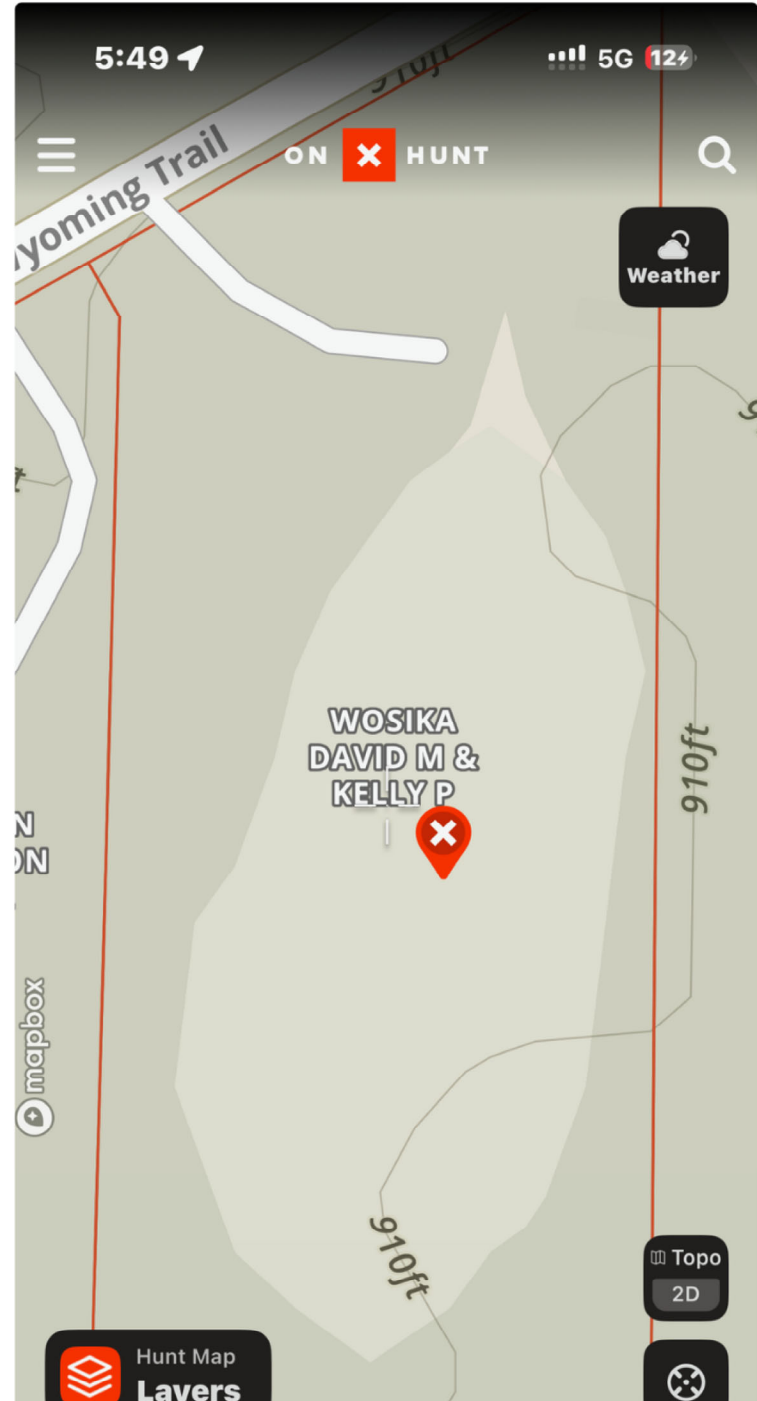
Water will be sourced from on site well. No surface water diversion will occur. High-efficiency irrigation methods, including drip or micro-emitter systems, will be used to deliver water directly to plant root zones, minimizing waste, evaporation, and runoff.

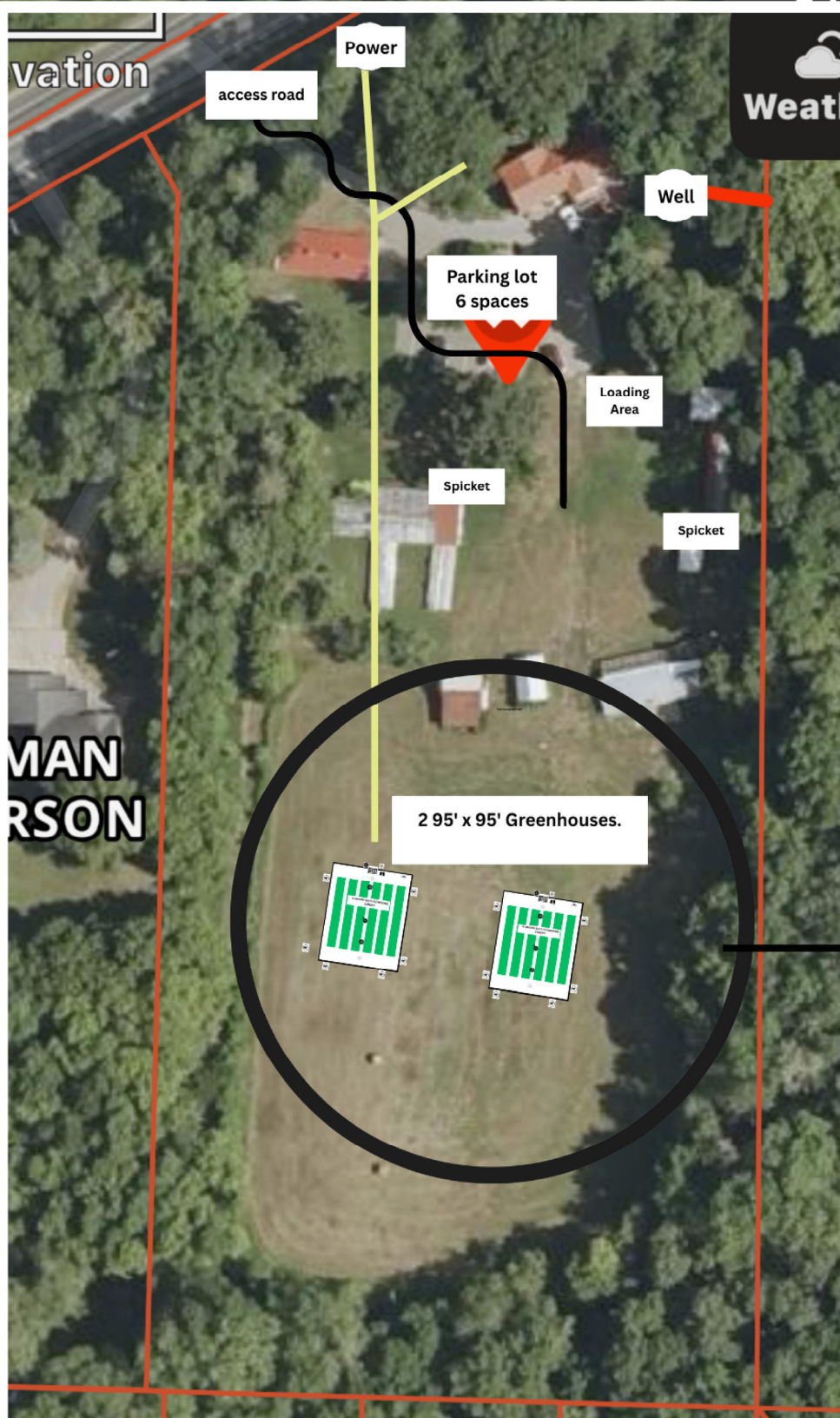
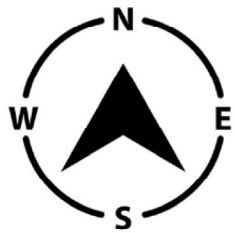
For comparison, an average U.S. household uses approximately 100,000–110,000 gallons of water per year, or roughly 275–300 gallons per day. Tyler Retail LLC's water use will be managed, monitored, and documented to ensure efficient consumption and continued compliance with all applicable local and state regulations.



**Located near the Wyoming
police department**



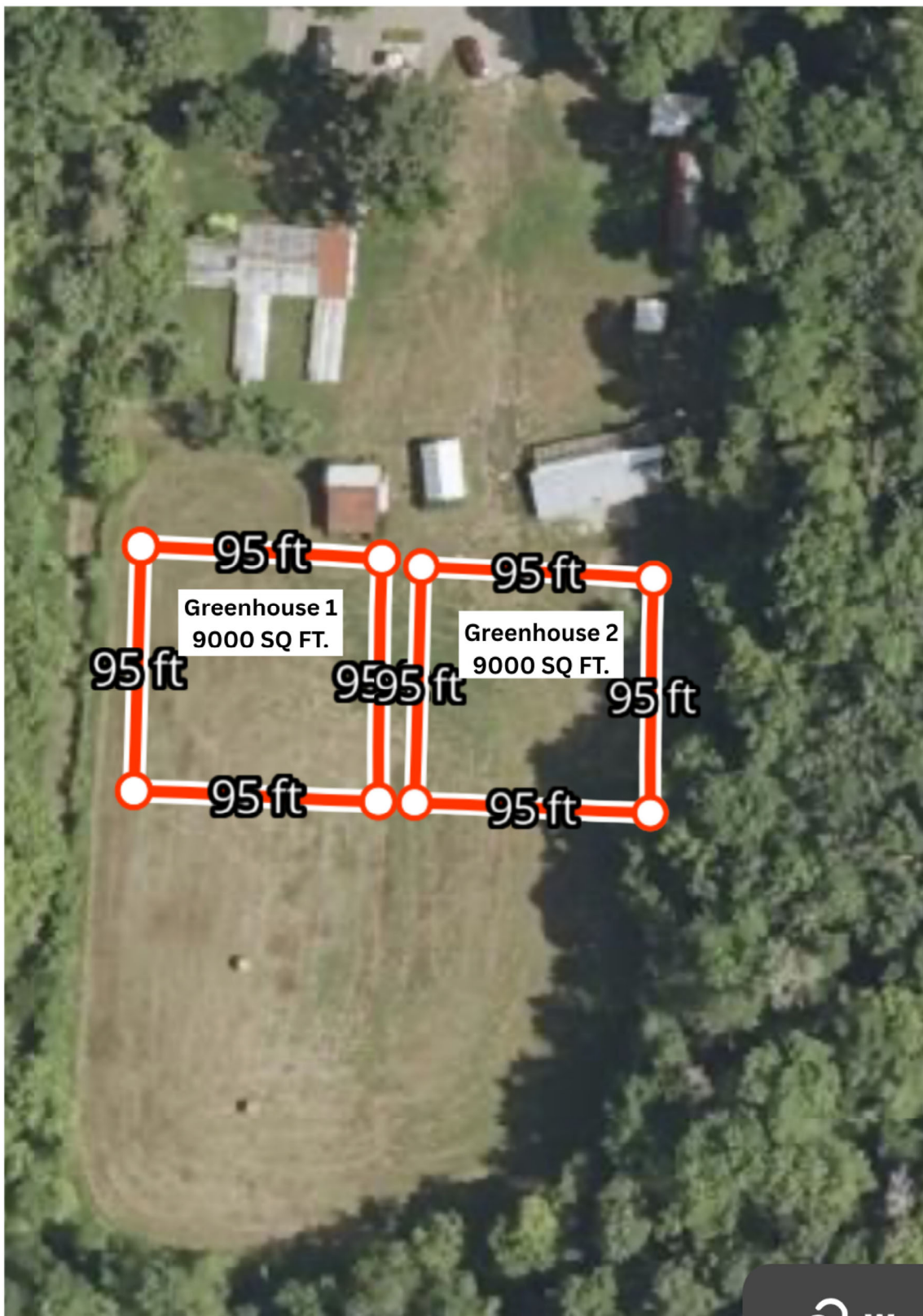




Weather

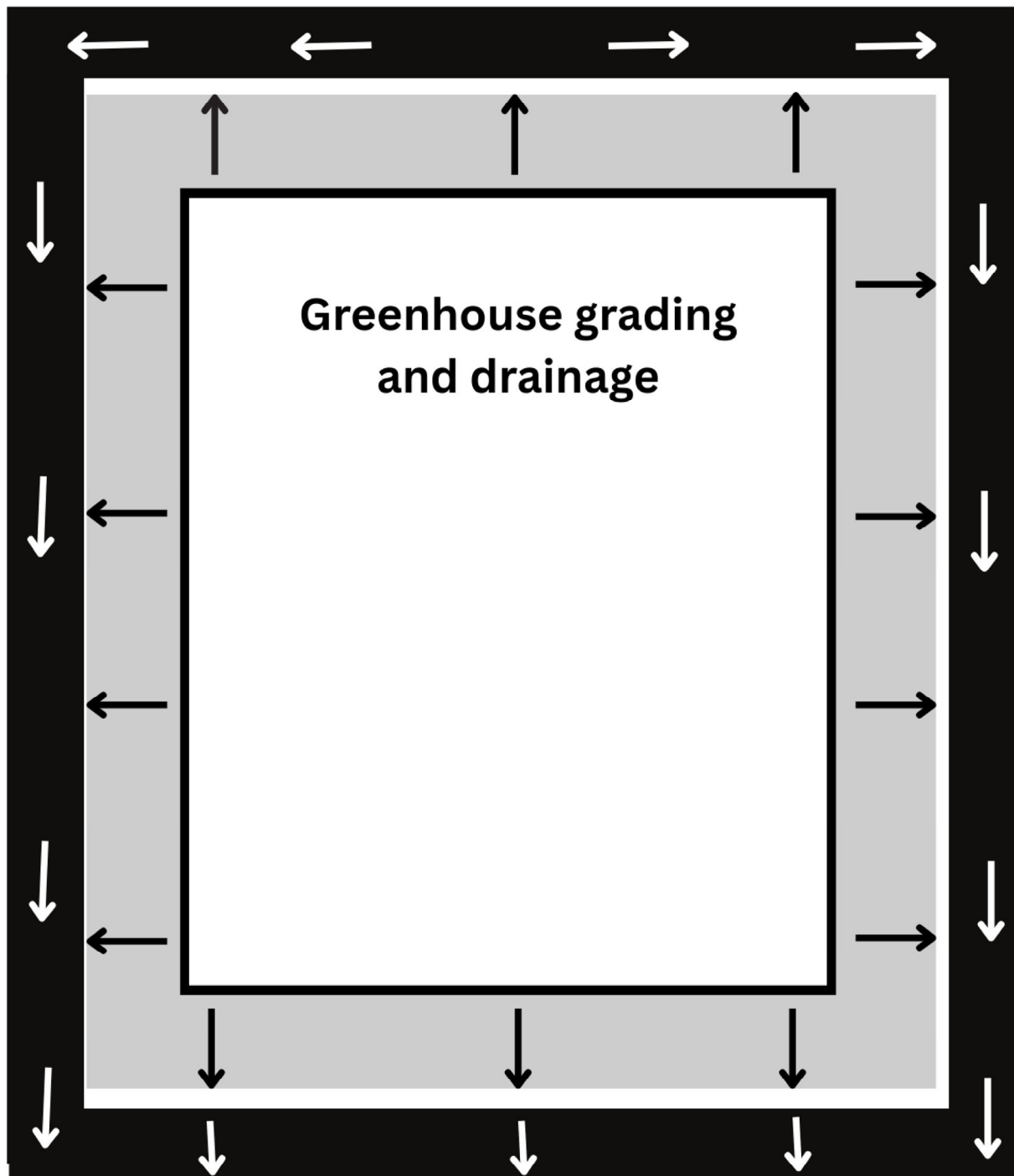
Cannabis cultivation site for up to 6 employees

Proposed buildings and work site
for cultivation. (not to scale)

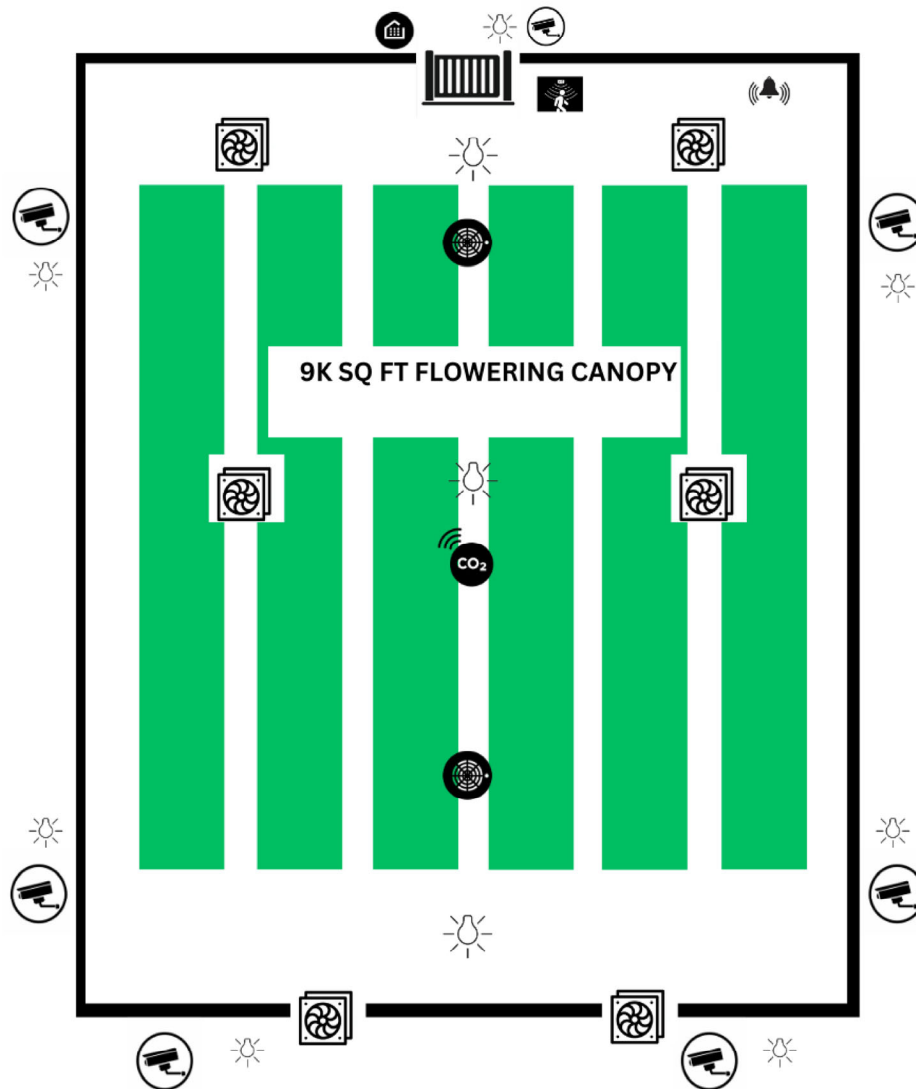


**Greenhouses for
cannabis cultivation.**

**We will be bringing in a
semi for drying, storage,
and packaging**



Swales surrounding the building will divert water to south ends of structures.



**2x GREENHOUSE
TOTAL
9000 SQ FT EACH
8k SQ FT FLOWERING
CANOPY**

-  Security Camera
-  ID lock and keypad
-  Security door gate
-  Security window bars
-  Smoke alarm
-  Carbon Monoxide detector
-  Motion detectionLighting fixture
-  Alarm system control pad
-  Alarm system noise sensor
-  Scent covering outtake fans

From: [ken.r](#)
To: [Lisa Iverson](#); [Linda Nanko Yeager](#); [Claire Luger](#); [Brett Ohnstad](#); [Dennis Schilling](#); [Fred Weck](#)
Subject: Planning commission open seat
Date: Wednesday, January 21, 2026 2:37:18 PM

Good afternoon/ Morning, to The City council and Planning commission, The City of Wyoming MN planning Commission and The City Council Board. My name is MR. Kenneth Rutford I live at 4700 east Viking Boulevard Wyoming MN. My Phone is (651)707-5602. I am writing this letter to you regarding the open seat on the Wyoming planning commission board. I am very interested in the open seat. I have served in the past on different non-profit boards and held elective chairs. Anything from a president in the high school FFA, To board and treasure at a local Tractor club. I have served on other boards around the area and committees in the past. I have always been part of the stagecoach days, bringing my classic tractors and my classic trucks to the city to display. I have brought equipment to touch a truck to support the city and the company I work for. As for my own entertainment, watching kids have a great time climbing up on the equipment. Watching parents and others enjoy our wonderful community.

One of them was with the City of Hugo and the Lions club planning the good neighbor days back when I lived on my family farm. As I talk to my fellow neighbors and others in the community, and bounce off ideas and their concerns, I listen to them, I have like some of their ideas and not like them, It is ok to disagree with others, But on that hand as a public servant be ready for the back lash and or a good serenade to help/ fit the problem. AS the city grows, I like to grow with it. I feel I bring to the table different strategies and ways we can save money and build the community as well. I have worked in the past in all different cultures. I invited that in your community. I feel my words and thoughts across the room will benefit the city of Wyoming and for the future as it grows. We have a strong and understanding board now and listen to the following people and their concerns and likes / wants. As that is one of my biggest reasons, I am applying for the open seat to be a big part of the team.

I would like to thank you for your time and your consideration. As it is always a pleasure working with everyone there and with the community. I am very happy to call the City of Wyoming my home. We are a great community and a team player for all. I look forward to any questions or concerns you all have to offer or would like to know. I look forward to working with everyone as a team player. Thank you.

Ken Rutford Jr