

**APPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
OCTOBER 28, 2025
7:00 PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for October 28, 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 Dan Iverson

ABSENT: Commissioner Mark Holl

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

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM: NONE

APPROVAL OF MINUTES:

1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for October 14, 2025

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER LOBERMEIER, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR OCTOBER 14, 2025, AS SUBMITTED.

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

SCHEDULED PUBLIC HEARINGS:

2. Preliminary & Final Plats D-25-007 and 008; Sunrise River Bank 2nd Addition
Variances – Road Frontage and 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

City Planner Lindquist gave an overview of the proposed Preliminary Plat, Final Plat, and variance

requests for the former Greenwood Golf Course Site. She noted that the assumption had been that a portion of this lot would become part of the wetland banking, but there are portions that ended up not being eligible and needed to be split off from the parent parcel. She explained that the applicant had indicated that these parcels will primarily be used for recreational use for the proposed residents of the area, as well as the transitory residents in the commercial hotel area, and provide trail access to Carlos Avery Wildlife Area. She noted that, in Wyoming, an outlot is considered a non-buildable lot. She briefly reviewed the site characteristics and variance requests and explained that staff recommends approval subject to the conditions included in the staff report.

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

Voting Aye: West, Iverson, and Lobermeier

Voting Nay: None

Abstain: None

Absent: Holl

Ken Rutford, 4700 E. Viking Blvd, noted that driving on the west side of town, especially for the last month, has been a headache, but noted that the temporary light has helped a bit. He stated that he has concerns about the proposed entrances and noted that the City has traffic problems that they should look at because of Pinehaven and this proposed development. He gave examples of people running through the school bus stop in front of his property, which concerns him, along with all the people who will be going in and out of this proposed development. He asked if there was already land back in this area that had been donated to the City, and asked why this land wouldn't be going to the City instead of the homeowners in the development. He stated that he also felt the City needed to take a closer look at the entrances because it is already bad with people getting on and off in the area. He noted that there are mornings when it can take him up to 10 minutes to just get out of his driveway. He urged the City to consider this, as well as the Police and Fire Departments being able to get into this area.

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

Voting Aye: West, Iverson, and Lobermeier

Voting Nay: None

Abstain: None

Absent: Holl

Commissioner Iverson asked what type of trail would allow access to the Carlos Avery area.

Richard Morris, applicant, explained that there was a trailway easement that would be created going from the residential subdivision to the 28 acres of the outlot and would go over the wetland property where vehicles are prohibited. He stated that the easement would allow for a 4-wheel terrain vehicle or something smaller, but would not allow access by a truck or vehicle that could be used on a public roadway.

Chair Lobermeier stated that this would essentially be a private trail for the use of people living in the area and would not be a dedicated park trail.

Commissioner West noted that she thought that adding this development might ease some of the traffic on Kettle River Boulevard.

Chair Lobermeier stated that could happen.

Zoning Administrator Weck explained that when the residential portion of the development comes through, he assumed that there would at least be turn lanes and possibly a roundabout.

Chair Lobermeier stated that he felt the whole Commission agreed with the concerns raised by Mr. Ruthford about the traffic issues in the area. He noted that solutions were being pursued, but they were taking some time.

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER IVERSON, TO RECOMMEND APPROVAL OF PRELIMINARY & FINAL PLATS D-25-007 AND D-25-008; SUNRISE RIVER BANK 2ND ADDITION AND VARIANCE REQUESTS FOR ROAD FRONTAGE, LOT WIDTH AND LOT DEPTH V-25-005, LOCATED AT EAST VIKING BOULEVARD, GREENWOOD GOLF COURSE SITE FOR APPLICANT/OWNER, RICHARD MORRIS OF NTD-COM, LLC, PROPERTY ID NUMBER: 21.10302.31

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

3. Interim Conditional Use Permit for a Cannabis Microbusiness: I-25-004

Location: 7978 269th Street

Applicant: Matthew Klein of Kind Buds Cultivars

Owner: David Rondestvedt

Property ID Number: 21.10353.00

City Planner Lindquist reviewed the request for an Interim Conditional Use Permit for a cannabis microbusiness at 7978 269th Street. She stated that a microbusiness is a combination of cultivation, processing, and retailing cannabis. She noted that staff had a brief conversation with the applicant and property owner before the meeting, and they indicated that they are not going to have any retail use at the site and suggested that the Commission may want to add a condition of approval that there not be retail as part of the ICUP. She explained that the applicant was proposing to add 2 greenhouse buildings to the lot and a trailer for processing. She stated that staff recommends approval subject to the conditions included in the staff report. She noted that part of her conversation with the applicant was related to lighting associated with the greenhouses and the perimeter, as well as potential odors.

Commissioner West stated that her biggest concerns were related to smells and possible odors.

Matthew Klein, 205 South Main, Austin, explained that the gist of the operation would be to do manufacturing, which would be limited to ice water, hash separation, and pre-rolled joints. He noted that there would not be any volatile chemicals used. He stated that the greenhouses will be 4 seasons and will have a combination of carbon air filtration and eco-sorb technology, which puts out a spray when the rear exhaust fan is turned on. He noted that the carbon air filters need to be weighed, and when they increase in weight by 30% they need to be disposed of and new ones installed. He confirmed that they were not planning to have any retail use and only planned for cultivation and manufacturing on-site.

Commissioner Iverson asked about the plant lighting and if they had a way of shielding the lights when it was dark outside.

Mr. Klein explained that there should be no light escaping and noted that it was a dual-frame setup up which is essentially like being a greenhouse inside of a greenhouse. He stated that the interior greenhouse will have a blackout curtain that will block lighting from leaving or coming in.

Chair Lobermeier asked if Mr. Klein had had other similar sites for this type of business.

Mr. Klein stated that he did not have any other experience with this type of business, but had visited numerous other compliant greenhouses in Michigan and South Dakota.

Chair Lobermeier asked about the proposed fencing, where it was indicated in the plans, and if it suggested that there were plans for a future expansion.

Mr. Klein explained that they had considered this, but the fence placement was done in order to keep as wide a buffer as possible away from the edge of the tree line, for security purposes. He noted that the area would be covered well by cameras and explained that they planned to use infrared along the perimeter, so if a rabbit goes by, it would not be constantly tripping the lights.

David Rondestvedt, property owner, showed a picture of the area to the Commission and explained that this would be in the area where his old barn used to be.

Mr. Klein stated that the exterior lighting will be dark sky certified.

Chair Lobermeier asked about the power requirements to be able to operate this equipment.

Mr. Klein explained that they will have 3-phase electricity brought onto the property and noted that the maximum lighting they would use should be around 400 amps at the most.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO OPEN THE PUBLIC HEARING AT 7:30 P.M.

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

Matt Uberman, 8083 269th Street, stated that he and the applicant had briefly spoken before the meeting and explained that his primary concern was related to odor, but that appears to have been addressed in their plans. He noted that he and his family live nearby and asked about potential security concerns.

Mr. Klein explained that their security plans would be compliant with State requirements. He stated that they would have cameras and a system hooked up to a battery system, notifications going to a third party for monitoring, and a six-foot fence around the property. He stated that if there were issues, they would be calling the police and did not have plans to have their own armed response. He noted that this type of business was mostly a cash business, but they would not have cash on site for security reasons.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO CLOSE THE PUBLIC HEARING AT 7:32 P.M.

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

MOTION BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER WEST, TO RECOMMEND APPROVAL OF THE INTERIM CONDITIONAL USE PERMIT FOR A

CANNABIS MICROBUSINESS: I-25-004 LOCATED AT 7978 269TH STREET, APPLICANT: MATTHEW KLEIN OF KIND BUDS CULTIVARS, OWNER: DAVID RONDESTVEDT, FOR PROPERTY ID NUMBER: 21.10353.00, SUBJECT TO THE CONDITIONS INCLUDED IN THE STAFF REPORT AND AN ADDED CONDITIONS STIPULATING THAT THERE WOULD BE NO RETAIL ACTIVITY AT THIS LOCATION.

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

NEW BUSINESS: NONE

OLD BUSINESS: NONE

COMMUNICATIONS:

Zoning Administrator Weck explained that there was nothing scheduled for the next meeting on November 12, 2025, and he would be recovering from surgery as well, so that meeting would be canceled.

Chair Lobermeier stated that he believed that there was still some confusion related to rezoning within the community and wanted to make sure that the City continues to try to clarify this for residents. He referenced the article included in the recent City newsletter that he felt was nicely written, but it directs people to a link on the website that has headings like ‘how will this affect me’ and ‘see how your property will be rezoned’, but he felt were confusing and perpetuated the idea that the City still had plans to do things.

Zoning Administrator Weck noted that he had not realized that information was still showing up on the website and assured the Commission he would make sure it was taken care of.

Chair Lobermeier stated that he would not be at the November 25, 2025, meeting.

UPDATES:

The CUP for the commercial kennel and ICUP 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.

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO ADJOURN THE OCTOBER 28, 2025 “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:36 PM.

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