

**AGENDA
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
FEBRUARY 24, 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 27, 2026.

SCHEDULED PUBLIC HEARINGS:

2. Interim Conditional Use Permit for a Cannabis Microbusiness: I-26-001
Location: 26615 Fallbrook Avenue
Applicant: Hunter Fredrickson of True North Holdings, LLC
Owner: Estate Development Corporation
Property ID Number: 21.00024.00

NEW BUSINESS:

OLD BUSINESS:

COMMUNICATIONS:

UPDATES:

The Wosika / Jereczek Interim Use Permit was approved by the City Council.

ADJOURN

UPCOMING:

**UNAPPROVED MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
JANUARY 27, 2026
7:00 PM**

CALL TO ORDER:

Planning Commission Vice-Chairman West called the Regular Meeting of the Wyoming Planning Commission for January 27, 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: Katie West, Dan Iverson, and Mark Holl

ABSENT: Commissioner Lobermeier

Also Present: Fred Weck, Zoning Administrator, and Mayor 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 January 13, 2026

A MOTION WAS MADE BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER HOLL, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR JANUARY 13, 2026, AS SUBMITTED.

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

SCHEDULED PUBLIC HEARINGS: NONE

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

Zoning Administrator Weck reviewed the ICUP for a Cannabis Microbusiness at 7745 Wyoming Trail. He explained that they were proposing to build 2 greenhouses and had proposed a semi-trailer be used for processing, but staff were not in support of the use of the semi-trailer for processing. He stated that staff was recommending approval of the ICUP subject to the

conditions listed in the staff report.

Dave and Kelly Wosika of 7745 Wyoming Trail, and Brian Jones introduced themselves. Mr. Jones explained that he was a plant scientist/chief horticulturist and was on the Cannabis Advisory Council and would be overseeing the cultivation if this is approved.

Vice-Chair West asked the applicant to share some background information about the proposed microbusiness.

Mr. Jones stated that they were planning on 5,000 sq. ft. for flowering and the rest would be used for vegetative space. He assured the Commission that they would adhere to all local recommendations on water and power usage. He noted that they plan to operate in off-peak hours so they won't overload the grid and will use all CGMP methodologies and try to use as much organic material as possible. He stated that security would be limited to fencing and video. He noted that staff numbers should be pretty light because they don't plan on running a large cultivation operation, meaning no more than 5-6 employees.

Commissioner Iverson asked if Mr. Jones had established a greenhouse operation before.

Mr. Jones stated that he had established a greenhouse operation before and explained that he had 15 years in the industry, and shared examples of his background and experience.

Commissioner Iverson asked if water usage was seasonal.

Mr. Jones stated that in the wintertime, the plants tend to keep the space hydrated, and they may have to dehumidify the space. He stated that for usage, these plants are not as water heavy as many think, and explained that they will water them every other day with a drip irrigation system. He noted that the overall objective is to have no runoff.

Zoning Administrator Weck asked how many gallons of water they expected to use, per day.

Mr. Jones stated that it would depend on the plant count, but would estimate that about 100-150 gallons of reverse osmosis water, purified with ultraviolet light, would be used every other day.

Commissioner Iverson stated that the greenhouse fans are sizable and asked about possible noise to the neighbors.

Mr. Jones stated that they would be normal agricultural fans and did not anticipate that the noise would be outside the normal register for what would be acceptable for a greenhouse.

Commissioner Iverson asked if the fans would be operating at all hours of the day.

Mr. Jones answered that they would run the fans as needed and would be activated when a certain level of humidity was reached.

Commissioner Holl asked if the goal was to be around 38% humidity level in the greenhouse.

Mr. Jones stated that they try to keep it around 45% in the flowering phase, so it would be a little damper than a house would be. He explained that if there is too much humidity, they have to fight things that would be bacterial or fungal in nature.

Vice-Chair West asked about lighting and explained that she wanted to make sure this wouldn't affect the neighbors.

Mr. Jones stated that they need to control the photo period, so the greenhouses will be blacked out, but in the summertime, during a free photo period, they tend to use a mixed light situation to help mitigate costs and be more efficient. He explained that the objective would be to have no light leaks because the plants are very photosensitive and shared examples of what can happen in that situation.

Commissioner Iverson asked about the fencing planned.

Mr. Jones stated that they are planning a 6 to 8-foot-tall chain link privacy fence and noted that it will also help mitigate the direct sight lines on top of the greenhouse being blacked out. He noted that 6 feet is the regulation and doesn't think they need to be overzealous by installing an 8-foot high fence, because those can be an eyesore.

Vice-Chair West asked about the height of the greenhouses.

Mr. Jones stated that they will be around 17 feet high and noted that they will be traditional greenhouses.

Vice-Chair West stated that she had seen some information on the planned odor mitigation and asked if they were anticipating any kind of smell outside.

Mr. Jones stated that, outside of when someone opens and closes the door, he did not believe there would be a smell. He explained that they would be using activated carbon and water filters, so the odor shouldn't be any more than it would be for a tulip or chrysanthemum greenhouse.

MOTION BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER HOLL, TO OPEN THE PUBLIC HEARING AT 7:15 P.M.

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

Ken Rutford, 4700 East Viking Boulevard, asked about trucks and noted that the City roads were only good for certain weight limits. He stated that there will also be people biking and walking in the area, and would like more information on the trucks, their size, as well as what time of day they are expected to be in the area. He stated that the greenhouses will be dealing with humidity and electricity, and asked what the Fire Department can do in that situation, if there is a fire. He asked if the City would receive any tax benefits from the growth and sales of this product. He asked if there would be product sales out of this property.

Zoning Administrator Weck stated that there is an option for retail with a microbusiness, but the applicant has not requested retail. He stated that he didn't think they would be harvesting that much, so he didn't think trucks would be an issue like they can be with a corn crop, for example. He stated that for the fire concerns, there will be lots of electrical permits and inspections, so they will have to comply with those as well as the building code.

MOTION BY COMMISSIONER HOLL, SECONDED BY COMMISSIONER IVERSON, TO CLOSE THE PUBLIC HEARING AT 7:20 P.M.

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

Commissioner Holl noted that he had been around larger pot operations in Colorado and explained that they are essentially a glorified garage. He stated that what they are proposing here is better than the garages, and Mr. Jones seems well-versed in this product.

MOTION BY COMMISSIONER HOLL, SECONDED BY COMMISSIONER IVERSON, TO

RECOMMEND APPROVAL OF THE INTERIM CONDITIONAL USE PERMIT (ICUP) FOR A CANNABIS MICROBUSINESS: I-25-005 LOCATED AT 7745 WYOMING TRAIL FOR APPLICANT: TYLER JERECZEK, OWNER: DAVID AND KELLY WOSIKA, PROPERTY ID NUMBER: 21.10358.00, SUBJECT TO THE CONDITIONS LISTED IN THE STAFF REPORT.

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

NEW BUSINESS: NONE

OLD BUSINESS:

COMMUNICATIONS:

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

Zoning Administrator Weck introduced Ken Rutford, Jr., who had applied to become a Commissioner, and stated that the Commission should interview him and pass along a recommendation to the Council.

Mr. Rutford shared some details about his background, experience, and interest in serving on the Commission.

The Commission asked Mr. Rutford questions about the City, his background, and experience.

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO RECOMMEND KEN RUTFORD, JR. TO SERVE AS A PLANNING COMMISSIONER.

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

UPDATES:

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO ADJOURN THE JANUARY 27, 2026 “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:28 PM.

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

**CITY OF WYOMING
PLANNING AND ZONING**

TO:	Planning Commission
DATE	2/17/2026
MEETING DATE:	2/24/2026
FROM:	Kim Lindquist, City Planner Fred Weck, Zoning Administrator
RE:	Cannabis Microbusiness
APPLICANT:	Hunter Fredrickson for True North Holdings LLC
PROPERTY OWNER:	Estate Development Corporation
PROPERTY:	26615 Fallbrook Ave
FILE NO.:	I-26-001

OVERVIEW

The applicant, Hunter Frederickson, has applied for an Interim Conditional Use Permit for a Cannabis Microbusiness located at 26615 Fallbrook Avenue. The property is zoned Industrial (I) and the entire site is approximately 0.96 acres. The applicant indicates that the proposed use is a cannabis cultivation and manufacturing facility that will operate as a production site – no retail or public access will be permitted. The site will operate as a non-public, controlled cultivation facility with minimal traffic generated that is limited to employees, scheduled service vehicles, and authorized vendors only. The applicant indicates the total number of employees will be five (5). The applicant provided information on the proposed hours of operation which will be 9 AM – 6 PM. As noted, the application requests approval for cultivation and manufacturing specified that there will be no retail or consumption on site. 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 13 Sec. 40-283 a cannabis microbusiness is allowed as an interim conditional use in the Industrial (I) district.

SITE CHARACTERISTICS

The property is approximately 0.96 acres and is comprised of one tax parcel. The property is located along Fallbrook Avenue, which serves industrial users within the area. It is not anticipated that this use will significantly change traffic volumes on the roadway. The property currently has one industrial building with parking spaces included. The applicant has indicated that the proposed

use will operate within the existing industrial building and all cultivation activities will occur indoors in a secure, enclosed environment.

The applicant proposed layout includes an office at the west end of the building with seven additional spaces for storage, cultivation, and security. The applicant has provided information about odor, security, traffic, and waste disposal, along with a site plan which depicts the existing building, parking, enclosed waste disposal location, and off-street loading area. The stalls and loading area look to be within the existing paved surface on the property. The applicant's 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. The site plan and narrative depict use of a vault, controlled access doors that shall always be locked, ingress/egress doors for employees and deliveries with an alarm at all doors, includes 24/7 video surveillance, key card access, and intrusion detection systems. They do indicate fencing around the north property line across the back site of the structure. It is incumbent upon the owner and operator that the premises are always secure 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 and manufacturing of legal cannabis products based upon the findings of facts subject to the following conditions:

1. Development of the site shall comply with all representations of the applicant and the application materials, specifically relating to lighting, odor, water use, employee count (up to five), and provide proper maintenance of the systems to ensure compliance.
2. 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.
3. 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.
4. The storage and operations building shall comply with appropriate building code requirements.
5. The applicant submit a detail sheet for the wall-mounted lighting fixtures prior to installation.

STAFF REVIEW

General Comprehensive Plan and Zoning Review

The Industrial (I) district is designed and intended to provide for the development of a range of industrial and general business uses. This area includes light manufacturing, offices, sales, and research and development. It may also selectively allow retail or service business by interim conditional use permit.

The zoning and surrounding guided uses are as follows:

North – C – Commercial

South – I – Industrial

West – I – Industrial

East – CB – Central Business

Application Review

The site plan indicates that there is one existing 13,964 square foot building on the site with parking spaces provided for both employees and loading/vendors.

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

Parking

The applicant's site plan shows 39 parking spaces, including two (2) accessible spots. The proposed parking stalls measure 9 feet wide and 20 feet in depth. The ordinance requires parking stall length of 22' and drive aisle width of 12'. It appears that the subject property and the site to the south share the curbcut and driveway access. To reduce potential conflicts, staff recommends parking either west or east of the building.

The applicant has provided a parking stall calculation based upon the differing uses proposed within the building. The following table identifies the need for 39 stalls. However, given the proposed use and number of employees it does not appear that all potential stalls will be used.

PARKING SPACES 9x20 BF 8x20 W/ 8x20 LOADING AREA OFFICE: 1:250 SQ FT = 9 SPACES MANUFACTURING: 1:400 SQ FT = 30 SPACES TOTAL PROVIDED: 39 (TWO BARRIER FREE) BIKE RACK FOR TWO BIKES
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Lighting

The applicant's exterior lighting will be comprised of seven wall mounted LED lights that will be placed around the cultivation and office area of the structure. The applicant indicates the lighting fixtures will be in close proximity to the entrance/exits of the building. Exterior lighting will be fully shielded and downward directed. An illumination plan was submitted that complies with the ordinance criteria. A condition of approval requires submission of the lighting fixture detail.

Odor Mitigation Plan

The submitted plans include a narrative stating that the odor and environmental controls, such as carbon filtration and closed-loop HVAC systems, will be installed to ensure no odors or emissions affect surrounding properties. All exhaust air will flow through a carbon filtration system. The applicant indicates that the system will be comprised of one or more units consisting of a HEPA filter, an odor absorbing carbon canister, and a pleated after filter. The architects also noted that all exhaust air will go through an air scrubbing system. 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.

Water Usage Plan

The applicant states in the submitted narrative that waste disposal, water usage, and energy systems are designed to meet or exceed state and local environmental standards. Based on the anticipated occupancy, the wastewater usage will be 305 gallons per day. For the plans, the anticipated water usage will be 1,287 gallons per day. The facility will have water storage tanks that are not shown on the site plan. The City Engineer indicated there are no concerns regarding the projected water or wastewater use.

Stormwater Plan

The site is fully developed and no additional hard surfacing is proposed as part of this project.

Trash Storage Screening

The site plan shows a screened trash enclosure on the east side of the property. Under city code Sec. 40-723 trash containers provided in conjunction with industrial uses shall be screened by an enclosure constructed on three (3) sides with break-off block, face brick, or masonry. The proposed design shows three (3) sides constructed with masonry bricks. The trash storage screening proposed meets this requirement.

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 an Interim Conditional Use Permit is required for Cannabis Microbusiness use in the I - Industrial 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 Industrial zoning designation and is allowed as an Interim use in the Industrial 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 sufficiently compatible and existing development will not be depreciated.*

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 industrial 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 industrial zoning.*

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

Response: *The anticipated use will generate little to reasonable traffic for industrial 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 industrial 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 industrial 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 on 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 I – Industrial 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 I - Industrial 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: 26615 Fallbrook Ave, Wyoming MN 55092

Applicant(s): Name(s) Hunter Fredrickson

Address 415 Western Ave SW

City Fairbault

State MN

Zip 55021

Phone Number [REDACTED]

Email [REDACTED]

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

Name(s) Thomas L. Gonyea

Address 15250 WAYZATA BLVD

City Wayzata

State MN

Zip 55391

Phone Number [REDACTED]

Email [REDACTED]

Owner(s) Signature(s) [Signature]

Date

Legal description of property: THAT PT OF S1/2 OF NE1/4 DES AS FOL: BG AT THE INTSEC OF THE E LINE OF SAID SEC 19 WITH THE N'LY R/W LINE OF PENNSYLVANIA AVE; TH W 0'D ASSUMED BEARING ALONG SAID N'LY R/W LINE. 666

Property Identification Number: R.21.0002400

Present Zoning: INDUSTRIAL, COMMERCIAL

Present use of property: Manufacturing/ Production

Proposed use of property: STATE LICENSED CANNABIS CULTIVATION, MANUFACTURING AND PRODUCTION

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: If business relocates and or sells the property

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) Hunter Fredrickson Date 2026-02-02

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 2 / 2 / 2026

Application # E 26 - 001

60 Days 4 / 2 / 2026

Date Application Received 2 / 1 / 2026

By: [Signature]

Official

Fee: **\$220.00 + Escrow**

Date Paid 2 / 2 / 2026

Check # cash

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

Revised 01/24/23

CONDITIONAL & INTERIM USE PERMIT WORKSHEET

Applicant: Hunter Fredrickson

Address: 26615 Fallbrook Ave, Wyoming MN 55092

Type of Business: Licensed Micro cannabis business

Business name: TRUE NORTH RE HOLDINGS, LLC

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

1. Is your proposed use in conformity with the Comprehensive Plan and development policies of the City?
☒ Yes ☐ No Explain: Yes. The proposed use aligns with the City's Comprehensive Plan and is allowed under current zoning policies through the Interim Use Permit process.
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: No. As a non-public, controlled cultivation facility, the proposed use will not place any additional demand on parks, schools, streets, or public infrastructure
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: Yes. The facility will operate indoors with appropriate setbacks and screening to ensure compatibility with adjacent properties and no negative impact on property values or future development.
4. Will the structure and site have an appearance that will not have an adverse effect upon adjacent properties?
☒ Yes ☐ No Explain: Yes. The building will be well-maintained with minimal exterior changes, and the site will include clean landscaping and appropriate screening to ensure a neutral or positive visual impact on neighboring properties.
5. Is the proposed use reasonably related to the overall needs of the City and to the existing land use?
☒ Yes ☐ No Explain: Yes. The proposed use supports local economic goals and fits within existing industrial land use patterns.
6. Will the proposed use be consistent with the purpose of the Zoning Ordinance and other City Ordinances?
☒ Yes ☐ No Explain: Yes. The proposed use is consistent with the Zoning Ordinance and complies with all applicable City regulations through the Interim Use Permit process.
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: Yes. The proposed facility will be located, designed, and operated to align with the industrial character of the zoning district, with secure, enclosed operations and minimal external impact.
8. Will the proposed use generate only minimal vehicular traffic on local streets?
☒ Yes ☐ No Explain: Yes. The facility will generate minimal traffic, limited to employee and scheduled service vehicles, with no public access or retail activity.
9. Will the proposed use create traffic hazards or unsafe access or parking needs?
☐ Yes ☒ No Explain: No. The proposed use will not create traffic hazards, as it includes safe, designated access points and adequate on-site parking to accommodate all employees and service vehicles.
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: No. The proposed indoor cultivation facility will not generate noise, glare, or unsightliness, and will operate discreetly without affecting customer traffic or business activity in the area.
11. Will the establishment or maintenance of the proposed use be detrimental to the public health, safety or general welfare?
☐ Yes ☒ No Explain: No. The proposed use will operate under strict regulatory compliance with all state and local requirements, ensuring it poses no risk to public health, safety, or general welfare.
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: No. The facility will operate entirely indoors with advanced odor control, waste management, and environmental safeguards to prevent any pollution, nuisances, or visual disturbance to surrounding land uses.
13. How will the proposed use preserve and incorporate the site's important natural and scenic features into the development design?
☒ Yes ☐ No Explain: The proposed use will preserve the site's natural and scenic features by retaining the existing building footprint and incorporating native landscaping to maintain the site's visual character.
14. Will the proposed use cause adverse environmental effects?
☐ Yes ☒ No Explain: No. The proposed use will operate entirely indoors with proper environmental controls in place, resulting in no adverse effects related to air, water, or soil quality.

Application # _____

Revised 01/24/23

TO THE CITY OF WYOMING, MN

Date: 02/01/2026

To: Wyoming City Council

City of Wyoming

26885 Forest Blvd

Wyoming, MN 55092

Subject: Formal Submission of Interim Use Permit Application

Property Address: 26615 Fallbrook Avenue, Wyoming MN 55092

Property ID: 21.00024.00

Dear Honorable Members of the Wyoming City Council,

We respectfully submit this letter as the formal submission of our Interim Use Permit (IUP) application for the proposed operation of a state-licensed cannabis cultivation and manufacturing facility located at 26615 Fallbrook Avenue, Wyoming, MN 55092.

The proposed use will involve the indoor cultivation, processing, and manufacturing of cannabis products in full compliance with all local zoning ordinances and the comprehensive regulatory framework established by the Minnesota Office of Cannabis Management (OCM). This facility will operate strictly as a production site—no retail or public access will be permitted.

Overview of Operations

Our facility will operate within an existing commercial building located in an industrial/commercial area. All cultivation and manufacturing activities will occur indoors in a secure, enclosed environment. Key components of our operation include:

- Strict adherence to state licensing requirements, including security, reporting, and operational protocols mandated by the OCM.
- Advanced facility security, including 24/7 video surveillance, keycard access, and intrusion detection systems.

- Odor and environmental controls, such as carbon filtration and closed-loop HVAC systems, to ensure no odors or emissions affect surrounding properties.
- Limited traffic and staffing, with activity restricted to employees, authorized vendors, and service providers.
- Waste disposal, water usage, and energy systems designed to meet or exceed state and local environmental standards.

Commitment to the Community

As experienced business owners, we are committed to conducting our operations with professionalism, discretion, and transparency. We deeply value the opportunity to establish our business in the City of Wyoming and are enthusiastic about contributing to the local economy by creating jobs, supporting local vendors, and enhancing the vitality of the city's industrial sector.

We appreciate the City's thoughtful development policies and the creation of a pathway through the Interim Use Permit process to allow responsible cannabis businesses to operate in compliance with the law and in harmony with the community.

We look forward to presenting our project to the City Council on February 24th,

Thank you for your consideration.

Sincerely,

Hunter Fredrickson

Owner

EXHIBIT A

26615 Fallbrook Avenue, Wyoming MN 55092

Property ID: 21.00024.00

DATE: 2/6/2026
Project: Grow Facility
Location: 26615 Fallbrook Ave, Wyoming MN

Clarifications

Water usage: Based on the anticipated occupancy, the wastewater usage will be 305 gallons per day. For the plants, the anticipated water usage will be 1,287 gallons per day. The facility will have water storage tanks.

Odor Mitigation: All exhaust air will flow through a carbon filtration system. Generally, the system will be composed of one or more units consisting of a HEPA pre-filter, a HEPA filter, an odor absorbing Carbon canister, and a pleated after filter. The final quantity of units will be determined by the Engineer of Record.

Stormwater Plan: There is no addition to the existing nonporous surface of the site or addition to the existing building. The existing stormwater system will be field verified to be in working order, and repaired as needed. We anticipate the existing stormwater system shall be adequate.

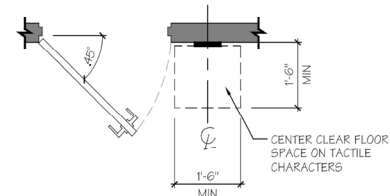
Lighting Plan: A site lighting plan is being developed by a third party. The plan should be available the first part of next week. It shall consist of wall mounted lighting.

Sincerely,



Bradford W. Potter RA LEED AP BD+C
Newco Design Build, LLC





ALL DOORS SHALL HAVE A CLEAR OPENING WIDTH OF 32", AND PROPER MANEUVERING CLEARANCE. - HANDLES, PULLS, LATCHES, AND OTHER OPERABLE PARTS SHALL BE BETWEEN 34" AND 48" ABOVE FINISHED FLOOR. CLOSING SPEED AND OPENING FORCE SHALL BE VERIFIED IN THE FIELD - ALL INTERIOR DOOR HARDWARE SHALL BE LEVER TYPE - EXTERIOR PULLS SHALL NOT REQUIRE TIGHT GRASPING, TIGHT PINCHING, OR TWISTING OF THE WRIST TO OPERATE

ALL RETURN AIR AND AIR EXHAUSTED TO THE ATMOSPHERE SHALL PASS THROUGH A CARBON FILTER SYSTEM DESIGNED BY THE ENGINEER OF RECORD BEFORE EXHAUSTING TO THE OUTSIDE

ALL ENTRY DOORS SHALL HAVE A CARD READER OR SIMILAR BIOMETRIC ENTRY SYSTEM - DOORS SHALL LOCK SECURE DURING POWER OUTAGE - REMAINING EXTERIOR MAN DOORS SHALL NOT HAVE EXTERIOR HARDWARE -ALL DOORS SHALL HAVE DETECTION OF UNAUTHORIZED INTRUSION AND SIGNALING SYSTEM

ALL EXTERIOR WINDOWS AND GLASS DOORS SHALL HAVE
BREAK PROTECTION AND ALARM

VIDEO SURVEILLANCE STORAGE AND HARDWARE SHALL BE LOCATED IN SAFE - SYSTEM SHALL BE CONNECTED TO AN EMERGENCY POWER BACK

ALL SPACES TO BE ACCESSSED BY EMPLOYEES AND VISITORS ARE LOCATED ON A BARRIER FREE ACCESSIBLE ROUTE WHICH STARTS IN THE PARKING AREA, THE TOILET ROOM IS ALSO ACCESSIBLE.

STORAGE OF CANNABIS, CANNABIS PRODUCTS, AND CURRENCY -

RACKING WILL BE PROVIDED FOR SEALED BIN STORAGE - CURRENCY AND SMALL ITEMS WILL BE PLACED IN A PURCHASED SAFE WITHIN THE ROOM - THE DOOR SHALL BE HOLLOW METAL WITH A HOLLOW METAL FRAME AT MINIMUM- A SEPARATE PURCHASED SAFE SHALL BE INSTALLED IN VAULT 103 FOR QUARANTINED PRODUCT OR OTHER PRODUCT SCHEDULED TO BE DESTROYED - THE SAFE SHALL ONLY BE ACCESSIBLE BY MANAGERS AND OWNERS AND SHALL BE CLEARLY LABELED AS NOT FOR SALE

SAFES:
WITHIN THE REINFORCED VAULT 103 ROOM, APPLICANT SHALL USE STAND-UP SAFES THAT ARE UNDERKISERS
LABORATORY APPROVED TALL AND LOCK RATED SAFES THAT WOULD PROVIDE PROTECTION FOR 30 MINUTES AGAINST AN ATTACK BY ANY COMBINATION OF COMMON MECHANICAL, ELECTRICAL, AND CUTTING TOOLS AND/OR CUTTING TORCHES. AN UNDERKISERS LABORATORY APPROVED TALL AND LOCK SAFE OFFERS MUCH MORE SECURITY AND PROTECTION THAN A STANDARD GUN MODEL OR NON-RATED SAFE BECAUSE OF ITS DESIGN AND CONSTRUCTION. THESE SAFES SHALL BE AT LEAST 60 INCHES TALL BY 36 INCHES DEEP MODELS TO STORE CURRENCY, CANNIBAL CANNABU, PRODUCTS TO STORE FINANCIAL RECORDS. A DEEPER MODEL LOCK SHALL BE USED TO LOCK THE SAFE DOORS, THE SAFES SHALL BE MONITORED BY VIDEO SURVEILLANCE AT ALL TIMES

PROVIDE ELECTRONIC LOCKS, AT MINIMUM, AT EXTERIOR DOORS AND THE DOORS FROM HALLWAYS TO WORK AREAS - PROVIDE DETECTION OF UNAUTHORIZED INTRUSION AND SIGNALING SYSTEM - DOOR SHALL REMAIN SECURE IF POWER FAILS

I HEREBY CERTIFY THAT THIS PLAN,
SPECIFICATION, OR REPORT WAS PREPARED BY
ME OR UNDER MY DIRECT SUPERVISION AND
THAT I AM A DULY LICENSED ARCHITECT UNDER
THE LAWS OF THE STATE OF MINNESOTA.

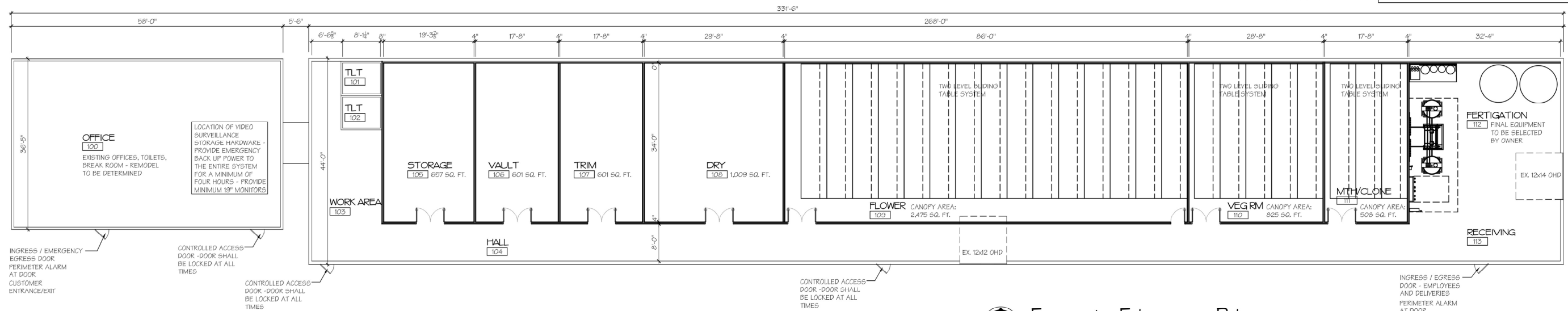
SIGNATURE: [Signature]
TYPED OR PRINTED NAME: BRADFORD W. POTTER RA
DATE: 01/29/26 LICENSE NUMBER: 65032

Arch'l. Plan Notes:

1. FIELD MEASURE AND VERIFY OR REVERSE DIMENSIONAL INFORMATION TO THE EXTENT REQUIRED TO EXECUTE WORK REQUIRED ON THE CONTRACT DOCUMENTS.
2. COORDINATE TOLERANCES OF FRAMING AND SUBSTRATES TO FINISH MATERIAL REQUIREMENTS.
3. MAIN FLOOR ELEVATIONS 100'-0". SEE CIVIL DRAWINGS FOR ACTUAL ELEVATIONS.
4. ALL DIMENSIONS INDICATED ON DRAWINGS SHALL BE VERIFIED PRIOR TO CONSTRUCTION.
5. ACQUIRE AND MAINTAIN, ON SITE, MATERIAL MANUFACTURERS' WRITTEN RECOMMENDATIONS AND INSTRUCTIONS FOR INSTALLATION REQUIREMENTS.
6. COMPLY WITH MANUFACTURERS' WRITTEN INSTRUCTIONS FOR TEMPERATURE AND RELATIVE HUMIDITY FOR PROPER INSTALLATION.
7. EXTEND JAMB STUD FRAMING EACH SIDE OF DOOR OPENING AND ATTACH SECURELY TO STRUCTURE ABOVE.
8. UNLESS INDICATED OTHERWISE, INTERIOR WALLS SHALL EXTEND TO AND FASTEN TO BOTTOM OF STRUCTURE.
9. BRACE ALL STUD WALLS THAT DO NOT GO TO STRUCTURE ABOVE WITH MIN. 4" NOMINAL STUDS AT 45 DEG. DIAGONAL AND SECURED TO STRUCTURE ABOVE AT 48" O.C. MAXIMUM. COORDINATE WITH MECHANICAL AND ELECTRICAL EQUIPMENT REQUIREMENTS BEFORE INSTALLATION.
10. WHERE FINISHED WALLS DO NOT CONTINUE FULL HEIGHT, EXTEND STUDS AS REQD. TO SECURE TO STRUCTURE. TERMINATE G.F.D.W. BOARDS AT 4" MIN. PAST LAY-AN ACOUSTICAL PANEL, CEILING.
11. DO NOT BRIDGE BUILDING EXPANSION AND CONTROL JOINTS. INDEPENDENTLY FASTEN BOTH SIDES OF JOINTS AND CLOSE AS DETAILED OR BY THE MFG.'S RECOMMENDATIONS WHEN NOT INDICATED.
12. WOOD BLOCKING AND NAILERS THAT COME INTO CONTACT WITH CONCRETE OR MASONRY ARE TO BE TREATED WOOD OR PROVIDE MATERIAL BARRIER.
13. PROVIDE ISOLATION STRIP FOR METAL STUD FRAMING AT EXTERIOR WALLS, MASONRY, AND DISSIMILAR METALS. USE MINIMUM 15# ASPHALT FELT OR ADHESIVE BACKED CLOSED CELL FOAM IN WIDTHS TO SUIT STUD SIZES.
14. MAKE JOINTS UNIFORM IN WIDTH. WHERE JOINTS IN EXPOSED WORK ARE NOT INDICATED, ARRANGE FOR THE BEST VISUAL EFFECT. FIT EXPOSED CONNECTIONS TOGETHER TO FORM HAIRLINE JOINTS.
15. WHERE SOUND ATTENUATION BATT INSULATION IS SCHEDULED, INSTALL 3 1/2" BATT IN CAVITIES TO MINIMUM 3" ABOVE CEILING AND ADDITIONAL 48" UNTO CEILING EACH SIDE. SEAL ALL APPURTENANCE OPENINGS IN WALL AND OFFSET ONE'S INSTALLED BACK TO BACK BY ONE STUD CAVITY. APPLY SEAL BEAD AT PLATE OF WALLS AND AT TOP PLATES OF CEILINGS.
16. REMOVE DEBRIS FROM CONCEALED SPACES BEFORE ENCLOSING.
17. REPAIR OR REMOVE AND REPLACE DEFECTIVE CONSTRUCTION. REMOVE AND REPLACE DAMAGED SURFACES THAT ARE EXPOSED TO VIEW WHEN SURFACES CANNOT BE CORRECTED WITHOUT VISIBLE EVIDENCE OF REPAIR.
18. REFER TO FINISHES SHEET NOTES FOR ADDITIONAL REQUIREMENTS.
19. COORDINATE LOCATIONS OF BELOW SLAB UTILITIES AND SLAB REINFORCING PRIOR TO CONCRETE POUR.
20. INFORMATION SHOWN IS BASED ON EXISTING REFERENCE RESOURCES PROVIDED TO NEWCO AND FROM SITE OBSERVATIONS. SOME CONDITIONS WHICH MAY AFFECT THE PLANS MAY BE UNKNOWN WITHOUT DESTRUCTIVE OR INVESTIGATIVE METHODS. GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
21. CONSTRUCTION SITE SAFETY IS TO BE MAINTAINED AT ALL TIMES. ALL SUBCONTRACTORS SHALL REVIEW AND FOLLOW ALL OSHA REGULATIONS. ITEMS OF PARTICULAR CONCERN INCLUDE, BUT ARE NOT LIMITED TO: FALL PROTECTION, LADDER SAFETY, SCAFFOLDING, ELECTRICITY, HAZARDS, SENSING AND DETECTION, AND TRAFFIC. ALL JOBSITES WILL REQUIRE COMPLIANCE WITH THE SILICA STANDARD, OSHA 29 CFR 1926.1153.

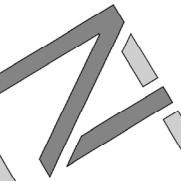
B.F. Door Sign
and Hdwe. Detail

SCALE: 1/2" = 1'-0"



First Floor Plan

SCALE: 3/32" = 1'-0"



SEAL:

CHIEF: BRADFORD W. POTTER

PROJECT MANAGER:
CHRISTIAN

PROJECT No.:

[illegible]

DATE: 12/20/2011

SITE LAYOUT

Main Floor Plan and Notes

SHEET No.:

A-101



CTA LIGHTING & CONTROLS
908C West River Center Dr
Comstock Park, MI 49321
616.647.2400
www.cta-lc.com

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION
Based on the information provided, all dimensions and luminaire locations represent a recommended application. The engineer and/or architect must determine the applicability of the layout regarding existing or future field conditions.
This lighting layout represents illumination levels calculated using laboratory data taken under controlled conditions in accordance with the Illuminating Engineering Society (IES) approved method. Actual performance of a manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in LEDs, and other field conditions. Calculations may not include obstructions such as buildings, curbs, landscaping, or other architectural elements. Future recommendations may not include mounting hardware or poles. This layout is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

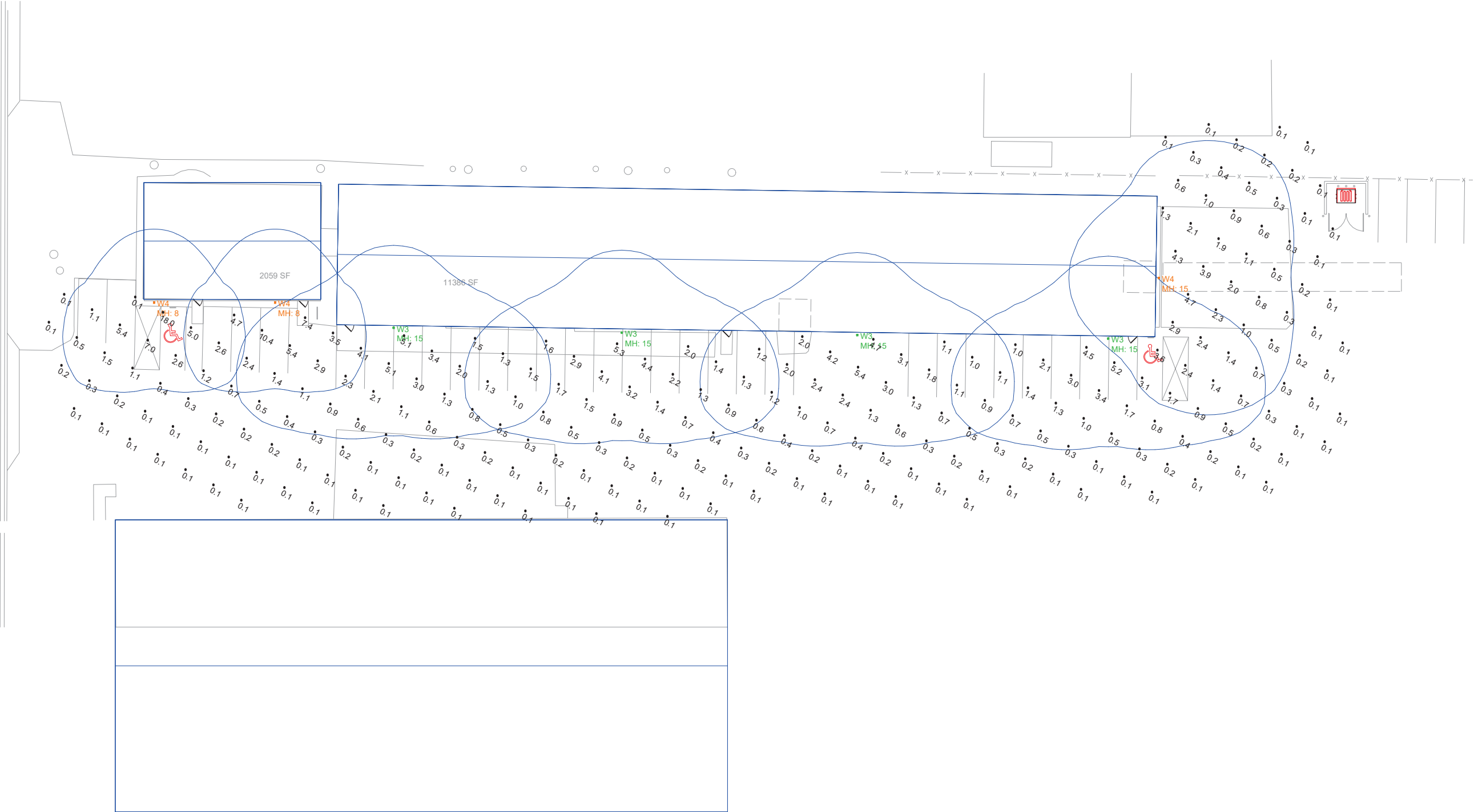
DESIGNED FOR:
NEWCO
Design Build LLC

26615 FALLBROOK AVE

SALES
B LOCK
DATE
2.6.2026
DESIGNER
J YONKERS

REVISIONS	
DATE	NAME

SHEET
1

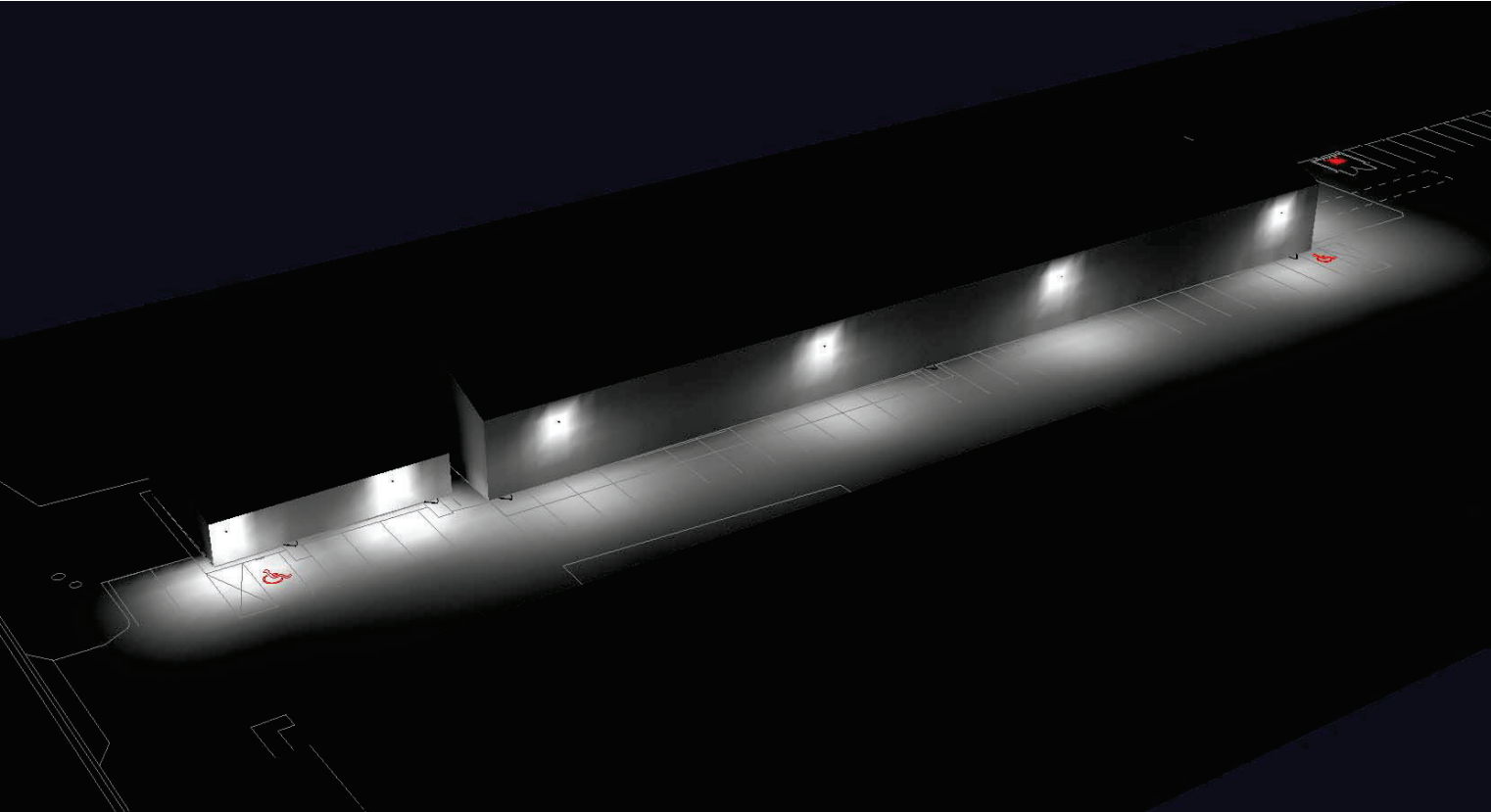


PHOTOMETRIC PLAN
SCALE: NTS

Luminaire Schedule										
Scenario: GEN										
SYMBOL	QTY	LABEL	ARRANGMENT	LLF	[MANUFAC]	DESCRIPTION	MNT HEIGHT	MNT TYPE	TLT WATTS	LUMENS
	4	W3	Single	0.921	COOPER - McGraw-Edison	GKO-PB1F-840-U-T3	15	WALL	218	6145
	3	W4	Single	0.921	COOPER - McGraw-Edison	GKO-PB1F-740-U-T4W	8, 15	WALL	163.5	6450

Calculation Summary							
Scenario: GEN							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT	Illuminance	Fc	1.20	18.0	0.1	12.00	180.00

NOTES:
- CALC AT GRADE



SCHEDULES
SCALE: NTS



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SALES	
B LOCK	
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