

**AGENDA
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
MARCH 10, 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 February 24, 2026.

SCHEDULED PUBLIC HEARINGS:

NEW BUSINESS:

OLD BUSINESS:

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

COMMUNICATIONS:

UPDATES:

ADJOURN

UPCOMING:

**DRAFT MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
FEBRUARY 24, 2026
7:00 PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for February 24, 2026, to order at 7:00 PM and welcomed new Planning Commissioner Rutford to the meeting.

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, Mark Holl, and Ken Rutford

ABSENT: None

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 27, 2026**

A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER HOLL, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR JANUARY 27, 2026, AS SUBMITTED.

Voting Aye: Rutford, West, Holl, and Iverson

Voting Nay: None

Abstain: Lobermeier

Absent: None

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

Zoning Administrator Weck reviewed the request for an Interim Conditional Use Permit (ICUP) for a Cannabis Microbusiness at 26615 Fallbrook Avenue and explained that they were applying to just have production with no retail sales. He noted that the proposed hours of operation were from 9:00 a.m. to 6:00 p.m. and reviewed characteristics of the site and explained that staff were recommending approval, with the conditions noted in the staff report.

Chair Lobermeier asked about the compatibility with the City's Comprehensive Plan.

Zoning Administrator Weck stated that for zoning and allowing this type of business in the Industrial District would comply with the Comprehensive Plan.

Commissioner West stated that she thought they had a stipulation about the distance of a cannabis business to a daycare.

Chair Lobermeier explained that this application did meet the City's distance requirements.

Hunter Fredrickson stated that they agree with most of the conditions that have been recommended by City staff. He noted that the one they had an issue with was related to the writing of the ICUP termination process and explained that they were planning to buy the property from the current owners, so if the permit terminated after the sale of the building, that would conflict.

Zoning Administrator Weck explained that the intent of that condition was if Mr. Fredrickson were to sell the property to someone else.

Mr. Fredrickson clarified that the license would be held by an operating company that they own and would not be held by True North Holdings, LLC. He explained the operating company was called Eagle Holdings, LLC.

Commissioner Holl asked if Mr. Fredrickson was a shareholder in Eagle Holdings, LLC.

Mr. Fredrickson confirmed that he was a shareholder in Eagle Holdings, LLC. He explained that they would like to be able to have up to 5 additional employees beyond the initial 5 employees.

Commissioner Iverson asked if this would be a 7-day/week operation.

Mr. Fredrickson confirmed that they planned to run all 7 days of the week.

Commissioner Iverson asked about plans for odor control and asked if he would be able to smell anything if he was going to any of the establishments across the street.

Mr. Fredrickson stated that people would not be able to smell anything because they have a closed-loop air filtration system that will scrub the air and push it through carbon filters.

Commissioner Iverson asked if they would be activated carbon filters or just carbon filters.

Mr. Fredrickson stated that they would just be carbon filters.

Commissioner Iverson explained that he felt that he would need to use activated carbon filters to deal with the smell. He reminded Mr. Fredrickson that the City's ordinance language was clear, and if someone can smell it, the business would be out of compliance.

Mr. Fredrickson clarified that he had misspoken earlier, and they would be using activated carbon filters.

Commissioner Rutford stated that the pictures depicted a fence on the backside and asked about the other perimeter fencing and other security measures, such as cameras, that the City had seen with other recent applications for cannabis businesses.

Mr. Fredrickson assured the Commission that everything would comply with the OCM and local ordinances.

Zoning Administrator Weck explained that the other applications Commissioner Rutford was referring to were for greenhouses, which was why fencing was required. He stated that in this situation, the walls of the building take care of the security aspect.

Mr. Fredrickson stated that they would have 24-hour surveillance and every door would have

locks, and reiterated that they would be compliant with the requirements.

Chair Lobermeier asked about the waste products and how they would be handled.

Mr. Fredrickson stated they would keep waste management at the top of their list and would stay compliant with all the procedures they have to go through.

Chair Lobermeier noted that odor can also be a problem on the waste side and suggested that Mr. Fredrickson keep that in mind. He noted that Mr. Fredrickson's letter mentioned that this business would enhance the viability of the City's industrial sector and asked him to expand on that point.

Mr. Fredrickson stated that he felt they would provide a great benefit to the community economically, and also, just being involved in the community.

Commissioner Rutford asked why they had chosen Wyoming for their business.

Mr. Fredrickson explained that, so far, Wyoming had been very welcoming of their project, which is why they wanted to bring their business to the City.

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

Voting Aye: Rutford, West, Holl, Iverson, and Lobermeier

Voting Nay: None

Abstain: None

Absent: None

Tom Determan, 14914 Naples Street NE, Ham Lake, stated that he owned the next 3 parcels to the south and explained that he didn't have any problems with what they were proposing, but also had concerns about potential odors and security. He stated that he had approached the previous owner of the property about securing the fence around the property and a cantilever rolling gate on the east end of 26615, and having it tuck in behind his property at 26611. He stated that he felt this would be the perfect solution to make it easy for people to get in and out, but would also secure the yard. He noted that the property line goes down the middle of the driveway, and he cannot put in a gate without the cooperation of the owner of 26615. He stated that even if they have the building locked and secured, people were going to come 'sniffing' around the property looking for weed and would travel through his backyard and see his tenants' valuable materials. He explained that security was his biggest concern and would like to work with the applicant to address them.

Colin Rueter, 37834 Hemingway Avenue, North Branch, stated that his property was adjacent to this property on the north side. He explained that he was here on behalf of the elders and the congregation of Grace Church, which has been here for 30 years. He shared examples of how they have prayed for and been involved in the community and stated that they were asking the City to deny this application. He outlined some of the specific reasons they objected, which included spiritual and practical concerns. He stated that their concern was that this type of facility would impact the broader message communicated from the City to the current and next generations about what the community values. He clarified that their concerns were not rooted in fear, hostility, or judgment, but out of love, because they love Wyoming and its people.

Alex Smith, 468 1st Avenue NW, Forest Lake, stated that he had been a member of Grace Church for over 8 years and outlined some concerns about what this business would have on their healthy and growing church nearby. He stated that for the last decade, he had faithfully served in the addiction recovery field within a treatment program based in South Minneapolis. He explained that he was a clinical professional and is licensed with the Board of Behavioral Health and Therapy. He stated that because of his background, he wanted to say something about decision-making and the various consequences of those decisions. He stated that he believed a decision

to allow this business would be costly for the community and gave examples of ways he felt it would affect the surrounding areas and people. He explained that he was an Addiction and Behavioral Therapist who specializes in the impact of addictive substances and behavior and noted that all of these costly things can ruin lives, whether that is the intent or not. He stated that he was not in favor of the City granting this permit because of its overall cost. He asked if there were any alternatives and whether there could be a win/win scenario, such as allowing the business in a less densely populated location. He noted that current marijuana is often 10 times stronger than the ditch marijuana from the past. He explained that these plants are environmentally costly, socially dangerous, and legally reckless, and encouraged the Commission to do what was necessary to protect the community.

Kris Dahl, 26643 Fallbrook Avenue, stated that he owned property to the north and has 6 active businesses there, and also had questions related to odor, fertilizer, and pesticide use. He stated that he was concerned with whether the fertilizer or pesticides would end up going back into the City's water system. He noted that the CUP says that there shouldn't be any adverse effects on public health, safety, and welfare. He stated that he also did not believe this business would have a positive effect on area property values and explained that he felt that marijuana use was harmful and asked if Wyoming wanted to be part of that negative effect. He explained that he opposed the issuance of a CUP and did not want to be a silent participant in something that would hurt the community.

John Canady, 553 250th Street, stated that he was a longtime resident of Wyoming and attends Grace Church. He explained that he was concerned with this proposed facility and plans for the business to purchase this property because he didn't like the idea that this would be a permanent use on the site.

Pat Kolb, 25691 Goldfinch Avenue, stated that he had heard a statement made that bringing pot into their nice, small, beautiful city would enhance it and wanted to be clear that he totally disagreed with that statement. He explained that he wanted to make his opposition to granting this CUP known to the City.

Bill Potsch, 4505 Echo Lane, Stacy, stated that he was a member of Grace Church and noted that even though he wasn't a counselor, he had the wisdom of being around for 75 years, and had not seen anything good come from pot or anyone smoking it. He suggested people go take a look at the state of Colorado since the legalization of pot use. He stated that it has brought revenue to the state, but wanted to point out the problems they have had with children, and stated that if this allowed, everything would not be all roses.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER RUTFORD, TO CLOSE THE PUBLIC HEARING AT 7:33 P.M.

Voting Aye: Rutford, West, Holl, Iverson, and Lobermeier

Voting Nay: None

Abstain: None

Absent: None

Commissioner Rutford asked how many of these types of businesses would be allowed to come into the City and asked if they wanted to be known as the 'green' City in Minnesota. He expressed concerns about how many would be allowed and the safety of the site and police patrol.

Zoning Administrator Weck stated that the City needs to allow one retail business per 10,000 residents, but noted that there was no restriction on the other types of licenses. He stated that for security concerns, the Office of Cannabis Management (OFM) sets the security requirements. He noted that he had worked with Grace Church on various things in the past and explained that when they moved to their current location, the City had changed the ordinance to allow churches in a Commercial district. He stated that one of the problems with allowing this is that they could run into commercial uses that may not be compatible with the church.

Commissioner West stated that she did not know a school existed at Grace Church.

Zoning Administrator Weck stated that he also wasn't aware that a school existed at Grace Church and noted that they may need to take a look at the ordinance.

Chair Lobermeier reminded the audience that this body was the Planning Commission and its role is to make recommendations to the City Council. He explained that the State has mandated that the City must have an ordinance that allows cannabis businesses, which means that cities do not have a choice in this matter. He stated that the City developed an ordinance that addresses where this type of business can go within the City and explained that, in general, they looked at Industrial and Agricultural uses to avoid the types of conflicts that have been expressed tonight. He stated that when the City sees an application or business proposal come in that is consistent with the zoning, it is difficult for them to say 'no', regardless of how they may feel as individuals. He noted that this was not compatible with the Comprehensive Plan and explained that the proposed site was within the Downtown Core, which is envisioned to be developed differently with the hope of creating a more vibrant environment and downtown area, and this proposed use did not fit in with that. He noted that this proposal meets a number of the letters of the law from a zoning standpoint, but does not meet the vision within the Comprehensive Plan of what they want to see happen in the Downtown Core, and felt this was a major consideration. He explained that he was not in favor of moving forward.

Commissioner West asked if they needed to ask staff to review the Comprehensive Plan before they made a recommendation.

Zoning Administrator Weck explained that the Commission could table this item and ask staff to take a closer look at items that they still had questions about, or they could make a recommendation to the City Council.

MOTION BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO TABLE DISCUSSION OF AN INTERIM CONDITIONAL USE PERMIT FOR A CANNABIS MICROBUSINESS: I-26-001 LOCATED AT 26615 FALLBROOK AVENUE FOR HUNTER FREDRICKSON OF TRUE NORTH HOLDINGS, LLC, OWNER: ESTATE DEVELOPMENT CORPORATION, PROPERTY ID NUMBER: 21.00024.00, AND DIRECT STAFF EVALUATE THIS APPLICATION IN RELATION TO THE COMPREHENSIVE PLAN.

Voting Aye: Rutford, West, Holl, Iverson, and Lobermeier

Voting Nay: None

Abstain: None

Absent: None

Chair Lobermeier stated that this will come back for further discussion at the March 10, 2026, Planning Commission meeting. He stated that, in addition to information related to the Comprehensive Plan, he would like to learn more about the school at Grace Church. He explained to the audience that there would not be a public hearing at the next meeting.

NEW BUSINESS: NONE

OLD BUSINESS: NONE

COMMUNICATIONS:

UPDATES:

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

A MOTION WAS MADE BY COMMISSIONER HOLL, SECONDED BY COMMISSIONER IVERSON, TO ADJOURN THE FEBRUARY 24, 2026 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:43 PM.

Voting Aye: Rutford, West, Holl, Iverson, and Lobermeier

Voting Nay: None

Abstain: None

Absent: None

NEXT REGULAR MEETING:
MARCH 10, 2026
7:00 PM

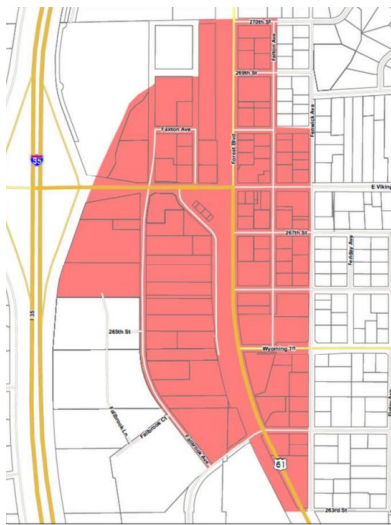
**CITY OF WYOMING
PLANNING AND ZONING**

TO:	Planning Commission
DATE	3/05/2026
MEETING DATE:	3/10/2026
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

PLANNING COMMISSION UPDATE

At the February Planning Commission meeting this item was continued to allow staff time to address the Comprehensive Land Use designation for the site and also clarify if a school is in the area. Regarding the school, under the City’s zoning ordinance, a school is considered a specific land use and would typically require appropriate zoning approval and compliance with applicable licensing or regulatory requirements to operate as such. Churches or places of worship may host educational programming such as Sunday school or youth activities. However, those activities alone do not constitute school use unless the facility is operating as an established educational institution consistent with the City’s zoning definitions and regulatory framework. Based on staff review of available information regarding Grace Church, staff did not identify a licensed or established school operating at the property. Therefore, the separation requirements related to schools under Minnesota Statutes Chapter 342 and the City’s cannabis ordinance are not applicable to this site.

Regarding the Comprehensive Plan designation for the site and surrounding area; the Plan includes an “updated land use plan” and also a figure illustrating the Central Business District. The Central Business District in the Plan includes the current downtown area, some of the southern industrial property, including this site, and commercially designated and zoned property to the south.



In discussion with the City Attorney, he indicated that the City should follow the zoning ordinance in this instance. While there has been direction in the past about the Comprehensive Plan trumping the zoning ordinance in terms of land use, the court case providing that direction is based upon the Land Planning Act for the Metropolitan Area. With Wyoming being located out of the 7-county metro area, the City should follow the zoning ordinance permitted and conditional uses and the CUP approval criteria (Section 40-112). Based upon the advice of the City Attorney in the instance, where the zoning is inconsistent with the comprehensive land use plan, the zoning would be the primary authority for determining uses and compliance for permits on specific parcels.

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.

Next Steps

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

MEMORANDUM

To: City of Wyoming
From: Thomas Loonan, City Attorney
Date: March 5, 2026
Re: Conflict between the Zoning Code and Comprehensive Plan

BACKGROUND

The City of Wyoming (“City”) received an Interim Conditional Use Permit (“IUP”) application for a operation of a Cannabis Microbusiness (“Proposed Business”) at 26615 Fallbrook Avenue (“Property”) by Hunter Fredrickson of True North Holdings, LLC (“Applicant”). Current zoning of the Property is an Industrial District which permits operation of the Proposed Business in accordance with an approved IUP. The 2030 Comprehensive Plan (“Comp Plan”) designates the Property as located within the Downtown Core, which is intended in part to be a more densely developed area with retail and service businesses, City Hall, County library and high-density residential neighborhoods. The Proposed Business does not seem to satisfy the intended purposes within the Downtown Core and not in compliance with the Comp Plan.

ISSUE

How should the City determine whether to approve or deny proposed a land use where meets all requirements under the zoning ordinance but does not comply with the Comprehensive Plan?

SHORT ANSWER

The City should apply the standards within the adopted Zoning Code to determine whether to approve or deny the proposed use.

ANALYSIS

The City is located within Chisago County which is outside the Metropolitan area as defined in Minn. Stat. § 473.121(2). Thus, the City is not bound by the statutory requirements set forth in the Metropolitan Land Planning Act (“MLPA”). Without the restrictions of the MLPA, the City has greater autonomy in regulating its land use in compliance with its own authorities and procedures.

Here, there are two primary land use documents we must consider when determining the appropriate manner by which the City must consider the IUP application: the Comp Plan and the Zoning Code. As provided within those documents the Comp Plan serves as guidance for the City to enact zoning regulations, while the Zoning Code is the actual legal authority that governs land use within the City.

The language within the Comp Plan recognizes its role as a guiding document and strategic road map without asserting itself as a formal authority over land use regulatory decisions. Specifically, the Comp Plan notes its land use descriptions “identify the future plan for the City” but maintains “zoning regulates the actual current and future use.” While the Comp Plan is intended to assist the City in articulating the basis of zoning decisions and provide support to ensure the zoning ordinances are reasonable and have rational basis, the zoning ordinances remain the law that governs land use within the City.

Here, the Applicant’s Proposed Business is an authorized Interim Conditional Use within the Industrial District pursuant to the Zoning Code that was in force at the time of the application. In considering the application of the Proposed Business the City must adhere to the adopted ordinance to determine whether approval is warranted. In the future, if the City does not desire such businesses to operate within this location it must either amend the zoning map to change the zoning district of the property or revise the authorized and conditional uses of the district to specify what is and is not permitted. Regardless, any changes to the City’s Zoning Code will not impact this application or any other applications submitted before a change is finalized because each application is afforded the right to be considered under the ordinance in-force at the time the City receives the application.

CONCLUSION

The Wyoming 2030 Comprehensive Plan provides guidance to the City in adopting zoning ordinances that regulate land use within the City, but such uses are actually regulated through the adopted Zoning Code. When considering an application that conflicts with the Comp Plan and the Zoning Code the City should adhere to the regulatory authority provided to the Zoning Code to make its decision.

**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.

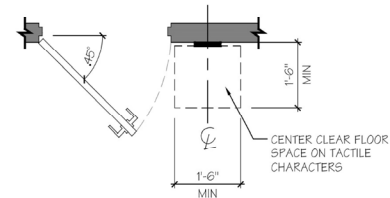
Lighting Plan: A site lighting plan is being developed by a third party. The plan should be available the first part of next week. It shall consist of wall mounted lighting.

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 TWIST 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 UNDERWRITERS LABORATORY APPROVED TOOL AND LOCK RATED SAFES THAT WILL PROVIDE PROTECTION FOR UP TO 30 MINUTES AGAINST ATTACK BY ANY COMBINATION OF COMMON MECHANICAL, ELECTRICAL, AND CUTTING TOOLS AND/OR CUTTING TORCHES. AN UNDERWRITERS LABORATORY APPROVED TOOL 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 18" BY 18" BY 24" IN SIZE. THESE SAFES SHALL STORE CURRENCY, CANNABIS, CANNABIS PRODUCT, AND SPECIFIC FINANCIAL RECORDS. A COMBINATION 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.

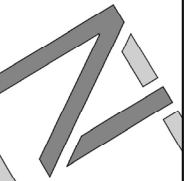
SIGNATURE: [Signature]
 TYPED OR PRINTED NAME: BRADFORD W. POTTER RA
 DATE: 01/29/26 LICENSE NUMBER: 65032

Arch'l. Plan Notes:

1. FIELD MEASURE AND VERIFY OR REVISE 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.B. BOARDS AT 4" MIN. FAST LAST ACoustICAL PANEL CEILINGS.
11. DO NOT BRIDGE BUILDING OR FRAME AND CONTROL JOINTS. REFER TO FRAME BOTH SIDES OF JOINTS AND CLOSE AS DETAIL OR BY THE MPK'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 JOINTS OR 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 ONES INSTALLED BACK BY ONE STUD CAVITY. APPLY SEAL BATT AT SILL 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 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 PREVENTION, LADDER SAFETY, SCAFFOLDING, ELEVATION, CRANE AND RIGGING AND EXCAVATION, AND TRIP HAZARDS. ALL JOBSITE WILL REQUIRE COMPLIANCE WITH THE SILICA STANDARD, OSHA 29 CFR 1926.1153.

NEWCO
Design Build LLC

4131 Roger B Chaffee
Memorial Blvd. SE
Grand Rapids, MI 49548
(615) 493-9360 tel.
(615) 493-9364 fax
www.NewcoDB.com



:TYPE:

ARCHITECT:
BRADFORD W. POTTER

OBJECT MANAGER:
CHRISTIAN

PROJECT No.:

[illegible]

DATE: 12/20/2011

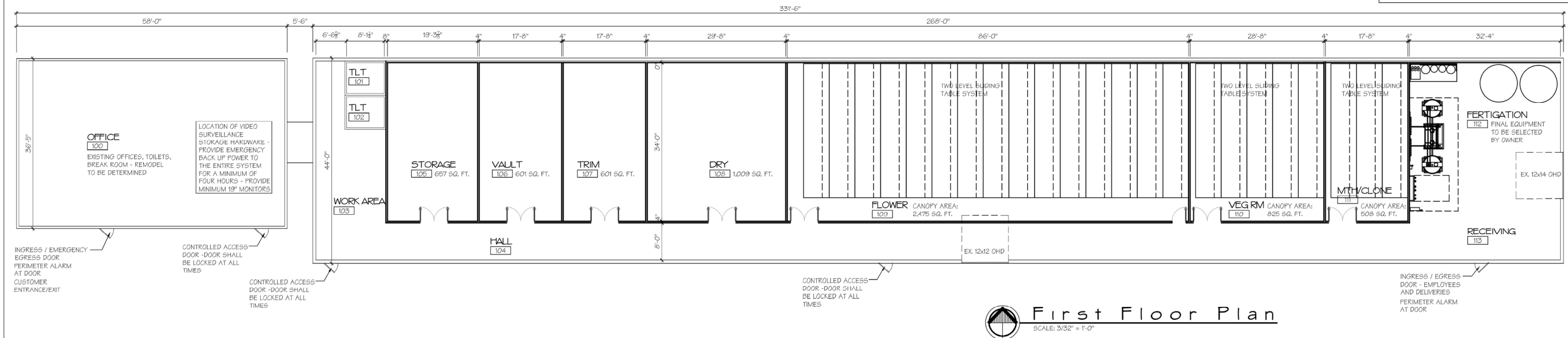
SITE LAYOUT

SHEET TITLE:

Main Floor Plan and Notes

SHEET No.:

A-101
Page 25 of 27



First Floor Plan

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

LOT DATE: 09/29/2025 12:46 PM
F.A.N. GROUP



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.

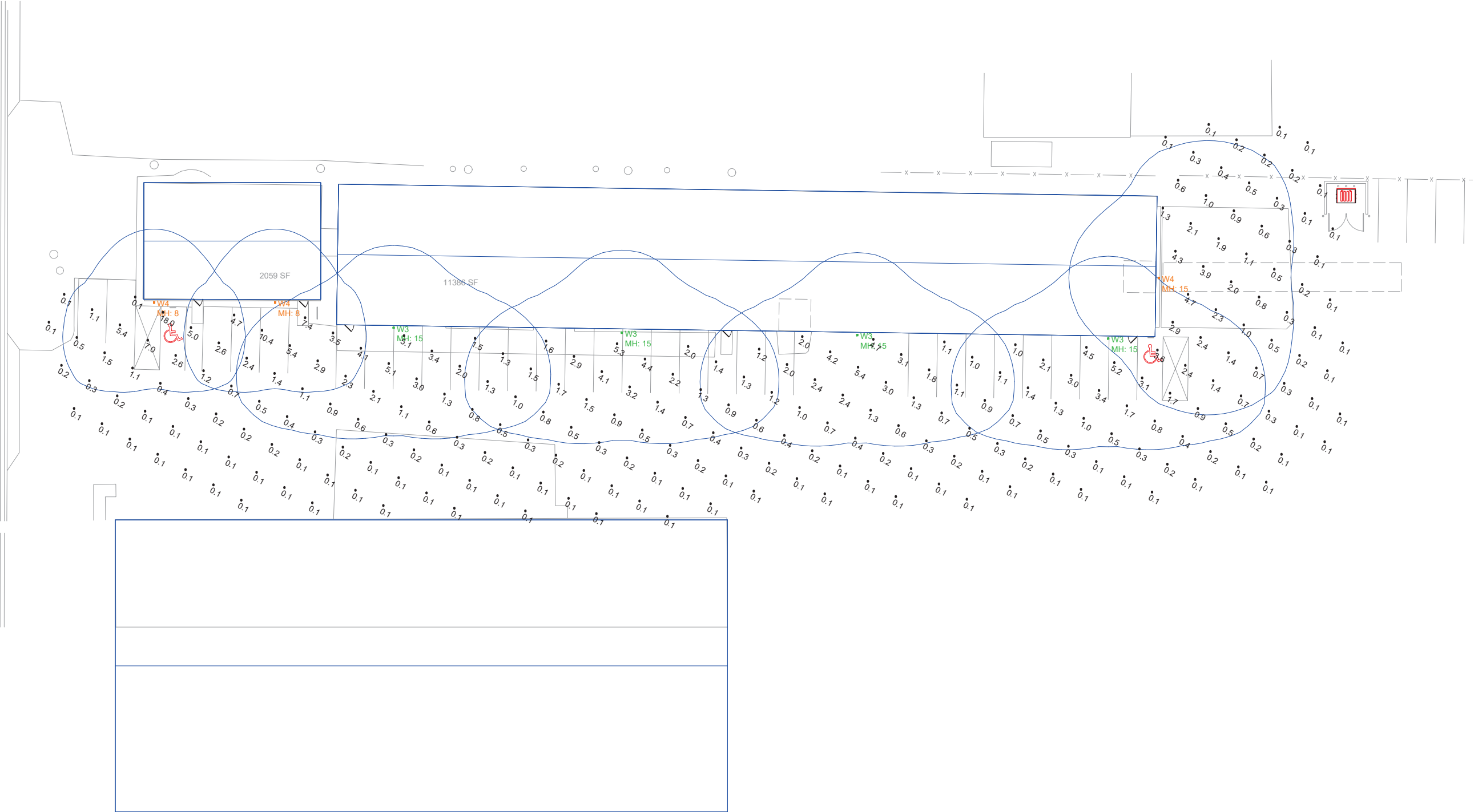
DESIGNED FOR:
NEWCO
Design Build LLC

26615 FALLBROOK AVE

SALES
B LOCK
DATE
2.6.2026
DESIGNER
J YONKERS

REVISIONS	
DATE	NAME

SHEET
1

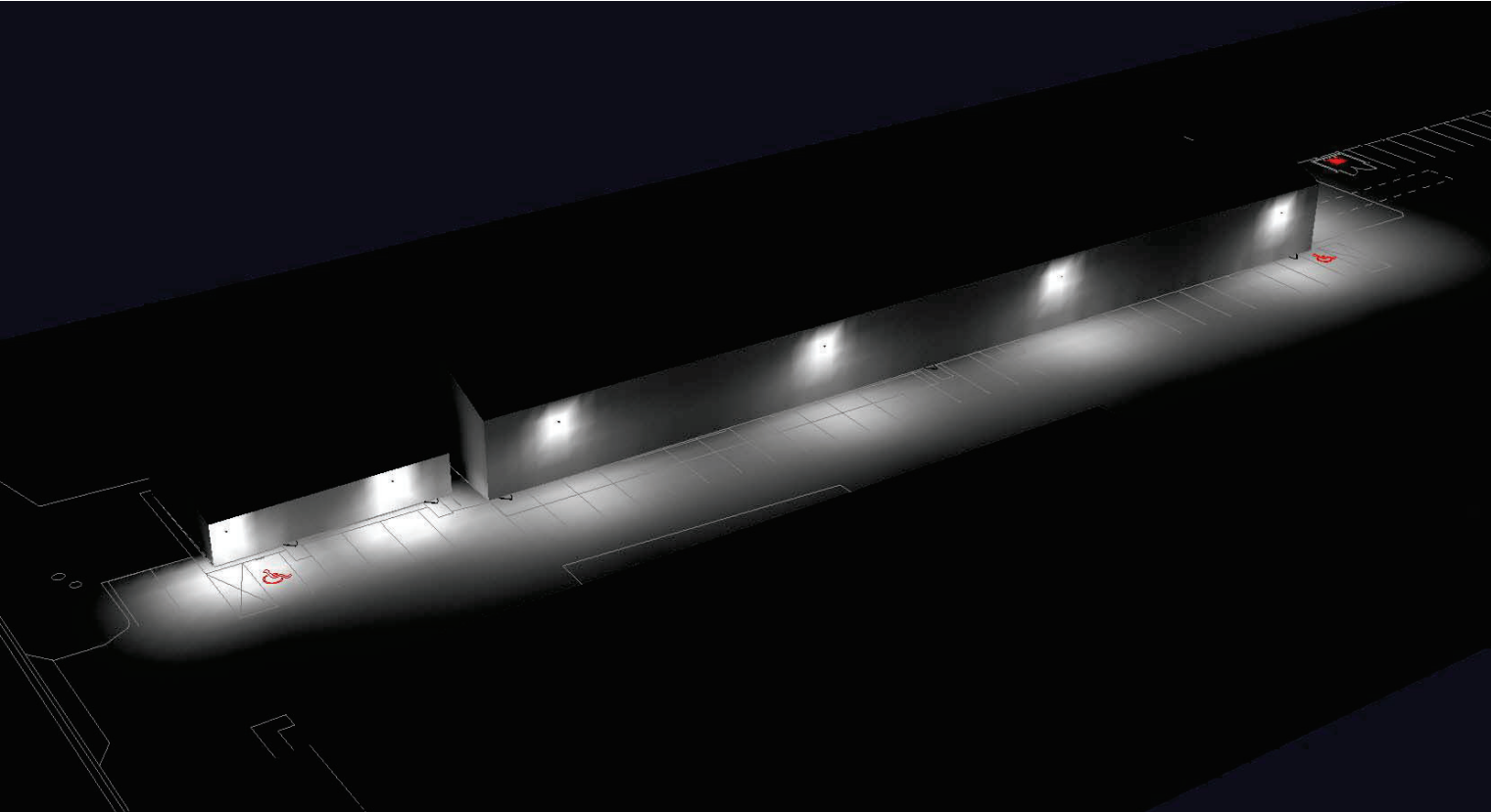


PHOTOMETRIC PLAN
SCALE: NTS

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



CTA LIGHTING & CONTROLS
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PHOTOMETRIC EVALUATION
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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:



26615 FALLBROOK AVE

SALES
B LOCK

DATE
2.6.2026

DESIGNER
J YONKERS

REVISIONS	
DATE	NAME

SHEET
2

SCHEDULES
SCALE: NTS