

**AGENDA
CITY COUNCIL
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
MARCH 17, 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 City Council on items on/or not on the current agenda. Items requiring Council action maybe deferred to staff or Boards and Commissions for research and future Council Agendas if appropriate. You will be limited to three (3) 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 City Council for March 3, 2026

SCHEDULED BID LETTINGS:

SCHEDULED PUBLIC HEARINGS:

CONSENT AGENDA:

Items under the "Consent Agenda" will be adopted with one motion; however, council members may request individual items to be pulled from the consent agenda for discussion and action if they choose.

2. Consider authorizing the payment of recommended bills, payroll and journal entries for the period of March 4, 2026 to March 17, 2026
3. To consider **Resolution 26-03-35** a resolution approving payment to Wold Architects for design services in the amount of \$51,501.58
4. To consider **Resolution 26-03-36** a resolution approving payment to Abdo Financial in the amount of \$26,000.00
5. To consider approving an application from the Hallberg Center for Creative Arts for a renewal of their Consumption and Display permit

6. To consider approving a Mobile Food Unit application for Keegan Hofeld of Evergreen Mobile Roaster

ACKNOWLEDGE RECEIPT OF REPORTS OF OFFICERS, BOARDS, COMMISSIONS AND DEPARTMENT HEADS:

7. Report of the Public Safety Director, Neil Bauer, for March 11, 2026
8. Report of the City Attorney, Tom Loonan, for March 9, 2026
9. Report of City Engineer Mark Erichson, WSB for March 12, 2026
10. Report of the Public Works Superintendent, Steve Reeves, for March 11, 2026

COMMUNICATIONS:

11. Board of Equalization Hearing for the City of Wyoming

OLD BUSINESS:

NEW BUSINESS:

12. To consider **Resolution 26-03-37** a resolution approving an Interim Conditional Use Permit for a Cannabis Microbusiness located at 26615 Fallbrook Avenue, Applicant: Hunter Fredrickson of True North Holdings, LLC and Owner: Estate Development Corporation

COUNCIL REPORTS:

ADJOURN

**DRAFT MINUTES
CITY COUNCIL
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
MARCH 3, 2026
7:00 PM**

CALL TO ORDER:

Mayor Lisa Iverson called the Regular Meeting of the Wyoming City Council for March 3, 2026, to order at 7:00 PM and read aloud a statement explaining that Council Member Nanko Yeager would be participating in the meeting via electronic means.

CALL OF ROLL:

On a Call of the Roll the following members of the Wyoming City Council were present: Councilmembers Lisa Iverson, Linda Nanko Yeager (via electronic means), Brett Ohnstad, and Claire Luger

ABSENT: Dennis Schilling

Also Present: Tom Loonan - Eckberg Lammers, Robb Linwood - City Administrator, Grant MacFarlane - Assistant City Administrator, Mark Erichson - WSB, Neil Bauer - Public Safety Director, and Steve Reeves - Public Works Superintendent

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

Pat Kolb, 25691 Goldfinch Avenue, stated his opposition to cannabis within the City. Shared that he understood it was made legal in the state but added that he would prefer it remain outside of the City of Wyoming.

Robert Burns, 21329 Heath Avenue Court N, Forest Lake, stated that he was against marijuana and did not want businesses related to marijuana to be within the City.

Council Member Nanko Yeager – Noted that Mr. Kolb brought up a municipal dispensary and asked about the status of the City's license.

City Administrator Linwood – Explained that the status was active, meaning they have secured a license. He explained that the City's engagement with the external company has not identified a location for retail sales.

APPROVAL OF MINUTES:

1. Consider approving the minutes of the "Work Session" of the Wyoming, Minnesota City Council for February 17, 2026

A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER OHNSTAD, TO APPROVE THE MINUTES OF THE "WORK SESSION MEETING" OF THE WYOMING, MINNESOTA CITY COUNCIL FOR FEBRUARY 17, 2026, AS SUBMITTED.

ROLL CALL VOTE:

Voting Aye: Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: Schilling

2. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota City Council for February 17, 2026

A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER OHNSTAD, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA CITY COUNCIL FOR FEBRUARY 17, 2026, AS SUBMITTED.

ROLL CALL VOTE:

Voting Aye: Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: Schilling

SCHEDULED BID LETTINGS: NONE

SCHEDULED PUBLIC HEARINGS: NONE

CONSENT AGENDA:

Items under the “Consent Agenda” will be adopted with one motion; however, council members may request individual items to be pulled from the consent agenda for discussion and action if they choose.

3. To consider authorizing the payment of recommended bills, payroll, and journal entries for the period of February 18, 2026, to March 3, 2026
4. To consider **Resolution 26-03-28**, a resolution approving payment to Metro 1 Net for Inventory and Equipment in the amount of \$12,575.93
5. To consider **Resolution 26-03-29**, a resolution accepting the donation of an elliptical cross-trainer from Ellen Paulseth to the City of Wyoming
6. To consider **Resolution 26-03-30**, a resolution accepting a donation of a park bench from the Wyoming Lions Club
7. To consider **Resolution 26-03-31**, a resolution authorizing the purchase of a weather siren and pole from Frontline Warning Systems in the amount of \$34,500.00
8. To consider **Resolution 26-03-32**, a resolution accepting a donation from Splitrocks for the 2026 Spring Medallion Hunt

A MOTION WAS MADE BY MAYOR IVERSON, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE #3, #4, #5, #6, #7, and #8 OF THE WYOMING CITY COUNCIL CONSENT AGENDA

ROLL CALL VOTE:

Voting Aye: Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: Schilling

ACKNOWLEDGE RECEIPT OF REPORTS OF OFFICERS, BOARDS, COMMISSIONS, AND DEPARTMENT HEADS:

9. Report of the Public Safety Director, Neil Bauer, for February 26, 2026
10. Report of City Building Official, Fred Weck, IV, for February 25, 2026
11. Report of City Attorney Tom Loonan for February 25, 2026
12. Report of City Engineer Mark Erichson, WSB, for February 25, 2026
13. Report of Public Works Superintendent, Steve Reeves, for February 25, 2026

COMMUNICATIONS

OLD BUSINESS

NEW BUSINESS

14. To continue **Resolution 26-03-33**, a resolution approving plans and specifications and authorizing the advertisement for bids for the 2026 Street Improvement Project

City Engineer Erichson – Gave a brief overview of the request to approve plans, specifications, and authorize advertising for bids for the proposed 2026 Street Improvement Project.

A MOTION WAS MADE BY COUNCILMEMBER OHNSTAD, SECONDED BY MAYOR IVERSON, TO APPROVE RESOLUTION 25-03-33, A RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND AUTHORIZING THE ADVERTISEMENT FOR BIDS FOR THE 2026 STREET IMPROVEMENT PROJECT.

ROLL CALL VOTE:

Voting Aye: Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: Schilling

15. To consider **Resolution 26-03-34**, a resolution accepting the Drinking Water Protection Grant from the Minnesota Department of Health

Public Works Superintendent Reeves – Reviewed the grant application the City had submitted and explained that if the Council accepts the offered grant, the City would receive \$6,578 of matching funds to be used to bolster security at the City's towers and wells.

Council Member Nanko Yeager – Asked if the City had already budgeted for their contribution.

Public Works Superintendent Reeves – Explained that the City's matching funds for the grant will come out of the Water Fund Improvements fund and clarified that it was funded.

A MOTION WAS MADE BY COUNCILMEMBER OHNSTAD, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE RESOLUTION 26-03-34, A RESOLUTION ACCEPTING THE DRINKING WATER PROTECTION GRANT FROM THE MINNESOTA DEPARTMENT OF HEALTH.

ROLL CALL VOTE:

Voting Aye: Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: Schilling

16. To consider a Wyoming City Council Work Session on March 17, 2026

City Administrator Linwood – Explained that staff was requesting a Council Work Session to discuss the City's 2000 International 49 ladder truck, which had exceeded the typical life expectancy.

A MOTION WAS MADE BY MAYOR IVERSON, SECONDED BY COUNCILMEMBER OHNSTAD, TO SCHEDULE A CITY COUNCIL WORK SESSION MEETING ON MARCH 17, 2026, AT 5:30 P.M.

ROLL CALL VOTE:

Voting Aye: Nanko Yeager, Luger, Ohnstad, Iverson
Voting Nay: None
Abstain: None
Absent: Schilling

COUNCIL REPORTS:

Council Member Ohnstad – Attended the Park Advisory Commission meeting and noted that there are still two vacancies available.

Council Member Nanko Yeager – No report.

Council Member Luger – Attended the Joint Sewer Commission meeting.

Mayor Iverson – Attended the Joint Sewer Commission meeting.

Public Safety Director Bauer – Explained that the Wyoming Police Department was conducting a food drive. He noted that they were competing against the Forest Lake Police Department and that people can make financial contributions online or donate at City Hall or the Police facility. He also said they would hold another event toward the end of the month at Bruce's Foods.

Assistant City Administrator MacFarlane – Stated that the Spring Medallion Hunt will begin on March 9, 2026, and encouraged people to watch for the first clue beginning at 9:00 a.m. on the City's Facebook page.

Mayor Iverson – Expressed appreciation to Splitrocks for donating the prize for the winner.

A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER OHNSTAD, TO ADJOURN THE MARCH 3, 2026, "REGULAR MEETING" OF THE WYOMING, MINNESOTA CITY COUNCIL REGULAR MEETING AT 7:26 PM

ROLL CALL VOTE:

Voting Aye: Nanko Yeager, Luger, Ohnstad, Iverson
Voting Nay: None
Abstain: None
Absent: Schilling

A portion of this public meeting may be closed to discuss "Labor Negotiation Strategies"; "Misconduct allegations or charges"; "Attorney-client privilege"; or "Performance evaluations" as per MN State Statute 13D.01-.05.

NEXT REGULAR MEETING:
MARCH 17, 2026
7:00 PM



Request for Council Action

Date: March 9, 2026

Presented to: Mayor Iverson and City Council Members

Department: Administration

Reference: Authorize City Claims

Method: Consent

Background Information:

Minnesota law provides that the city council has full authority over the city's financial affairs, including the disbursement of public funds. All written instruments must be executed by the mayor and clerk/administrator, pursuant to authority granted by the council.

City Staff has prepared a list of recommended bills, payroll, and journal entries (claims) for Council consideration. Claims may be inspected by the public at the Wyoming City Hall Building (26885 Forest Blvd.) upon request.

Recommended action: Authorize payment of recommended bills, payroll, and journal entries for the period of March 4, 2026 to March 17, 2026.

RESOLUTION NO. 26-03-35

**A RESOLUTION APPROVING INVOICES FROM WOLD ARCHITECTS FOR
DESIGN DEVELOPMENT OF THE CITY FACILITIES PROJECT IN THE
AMOUNT OF \$51,501.58**

WHEREAS, the City has been engaged in long-term facility planning since 2019;
and,

WHEREAS, the City entered into a purchase agreement for the property located
at 26263 Forest Boulevard in 2025 to serve as an office for Police and
Administration staff; and,

WHEREAS, the current City Hall building will be remodeled into a dedicated Fire
Station; and,

WHEREAS, the City has utilized Wold Architectural Services for the development
of this project; and,

WHEREAS, Wold Architects has provided invoices for Design Development of the
project; and,

THEREFORE BE IT RESOLVED, the City of Wyoming authorizes the approval of
invoices from Wold Architects for Design Development for city facilities in the
amount of \$51,501.58.

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING ON THE
17TH DAY OF MARCH, 2026.**

CITY OF WYOMING

By: _____
Lisa Iverson, Mayor

ATTEST:

Robb Linwood, City Administrator/Clerk



Request for Council Action

Date: March 11, 2026

Presented to: Mayor Iverson and City Council Members

Presented by: Robb Linwood, City Administrator

Department: Administration

Reference: Abdo Financial Audit Preparation

Method: Consent Agenda

Background Information:

The City of Wyoming contracts with Abdo Financial Solutions to provide Finance Director services. As part of this agreement, Abdo assists the City with a variety of financial management responsibilities, including preparation for the City's annual audit and coordination with the independent auditors during the audit process. A significant portion of the work completed by Abdo each year relates to preparing financial records, schedules, and supporting documentation necessary for the audit, as well as providing staff time to respond to auditor requests and questions during the audit fieldwork.

The invoice included on the Council agenda in the amount of \$26,000 reflects costs associated with the audit preparation and audit support work that has already been completed by Abdo. For 2026, Abdo has elected to bill these audit related services up front rather than spreading the costs across monthly invoices throughout the year as has been done previously. This invoice does not represent an increase to the overall contract cost for Abdo's services. The total contracted amount for finance services remains the same. As a result, the remaining monthly invoices for the remainder of the 2026 contract will be prorated accordingly, reflecting that this portion of the work has already been paid.

Recommendation: To approve Resolution 26-03-36 a resolution approving payment to Abdo Financial in the amount of \$26,000.00

RESOLUTION NO. 26-03-36

**A RESOLUTION APPROVING PAYMENT TO ABDO FINANCIAL FOR AUDIT
PREPARATION IN THE AMOUNT OF \$26,000.00**

WHEREAS, the City contracts with Abdo Financial Solutions to provide Finance Director Services,

WHEREAS, the agreement includes Abdo's assistance with a variety of financial management responsibilities including preparation for the City's annual audit; and,

WHEREAS, Abdo has provided an invoice for work related to audit preparation and audit support which they have completed; and,

THEREFORE BE IT RESOLVED, the City of Wyoming authorizes payment of invoice from Abdo Financial Solutions for City audit preparation in the amount of \$26,000.00.

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING ON THE
17TH DAY OF MARCH, 2026.**

CITY OF WYOMING

By: _____
Lisa Iverson, Mayor

ATTEST:

Robb Linwood, City Administrator/Clerk



Request for Council Action

Date: March 10, 2026

Presented to: Mayor Iverson and City Council Members

Presented by: Grant MacFarlane, Assistant City Administrator

Department: Administration

Reference: Consumption & Display Permit

Background Information:

The Hallberg Center for the Arts is planning to hold monthly events in which they are requesting permission to serve alcoholic beverages. They are applying for a renewal of their current Consumption and Display (setup) Permit, which expires in March, to enable them to do so. This permit requires City Council approval. The League of Minnesota Cities describes the permit as follows:

This permit is issued by the State and approved by the City Council. A consumption-and-display (setup) permit from the state authorizes the establishment to allow the consumption and display of intoxicating liquor on the licensed premises. The permit does not authorize the sale of intoxicating liquor. These permits are not effective until approved by the City Council.

Recommendation:

To approve and forward to the State the renewal application from the Hallberg Center for the Arts for a Consumption & Display Permit.



CITY OF WYOMING

P.O. Box 188, 26885 Forest Blvd., Wyoming, MN 55092
Phone: 651-462-0575 Fax: 651-462-0576

Minnesota Department of Public Safety
Alcohol & Gambling Enforcement Division
445 Minnesota Street
St Paul, Minnesota 55101
651-201-7507

RENEWAL OF CONSUMPTION AND DISPLAY PERMIT
Permit Fee \$250 (Renewal Date: April 1)

Iden: 72282

License Code: GDPBL

Business Phone: 651-272-5122

Wyoming Area Creative Arts Community

DBA: Hallberg Center for the Arts

5521 E Viking Blvd

Wyoming, MN 55092

IF NAME AND
ADDRESS SHOWN
ARE NOT CORRECT,
MAKE CHANGES
BELOW

Worker's Comp. Ins. Name	City/County where permit approved	Policy No.	Policy Period
N/A	Chicago, MN		
Licensee Name	Wyoming Area Creative Arts Community		
Address, City, State, Zip	5521 E Viking Blvd, Wyoming, MN 55092		
Business Phone		Email	

By signing this renewal application, applicant certifies that there has been no change in ownership, corporate officers, bylaws, membership, partners, home addresses, or telephone numbers. If changes have occurred during the past 12 months, please give details on the back of this renewal, then sign below.

Applicant's signature on this renewal confirms the following:

Failure to report any of the following will result in fines.

1. Applicant confirms that it has never had a liquor license rejected by any city/township/county in the state of Minnesota. If ever rejected, please give details on the back of this renewal, then sign below.
2. Applicant confirms that for the past five years it has not had a liquor license revoked for any liquor law violation (state or local). If a revocation has occurred, please give details on the back of this renewal, then sign below.
3. Applicant confirms that during the past five years it or its employees have not been cited for any civil or criminal liquor law violations. If violations have occurred, please give details on the back of this renewal, then sign below.
4. Applicant confirms that workers compensation insurance is in effect for the full license period.
5. Applicant confirms, no club on-sale intoxicating liquor license is held.
6. Applicant confirms business premises are separate from any other business establishment.

Additional information to be provided as is necessary

- Indicate (on back of page) changes of corporate officers, partners, home addresses or telephone numbers: *see attached*
- Report (on back of page) details of liquor law violations (civil or criminal) that have occurred within the last five years. (Dates, offenses fines or other penalties, including alcohol penalties):
- Report (on back of page) any license rejections or revocations:
- City/County Comments:

Licensee Signature

(Signature certifies all application information to be correct and permit has been approved by city/county.)

Date

2-6-2026

City Clerk/County Signature

(Signature certifies that a consumptions and display permit has been approved by the city/county as stated above.)

Date

MAKE CHECKS PAYABLE TO: DIRECTOR ALCOHOL AND GAMBLING ENFORCEMENT AND RETURN WITH APPLICATION.

Amount Received



Request for Council Action

Date: March 10, 2026

Presented to: Mayor Iverson and City Council Members

Presented by: Grant MacFarlane, Assistant City Administrator

Department: Administration

Reference: Mobile Food Unit Permit

Method: Consent

Background Information:

The City of Wyoming Code of Ordinances requires any Mobile Food Unit doing business in the City of Wyoming to be licensed. Evergreen Mobile Roaster has submitted an application for a year long mobile food unit license (year round service with no longer than 21 days at one location). They will be selling coffee, tea, roasted coffee beans, and bakery items and currently intend to do so at the Giese Memorial Library, Crescent Moon Metaphysical Shop, and Rick's Liquor at this time. Any additional locations will require written permission from the property owner and a drawing of the temporary site, which both must be presented to City staff, prior to the commencement of service.

Staff has received their application, fee, and have completed a background check. Staff is recommending approval of their Mobile Food Unit permit application.

Recommendation:

That the Wyoming City Council approves the Mobile Food Unit application for Evergreen Mobile Roaster.



CITY OF WYOMING

P.O. Box 188, 26885 Forest Blvd., Wyoming, MN 55092
Phone: 651-462-0575 Fax: 651-462-0576



City of Wyoming
26885 Forest Blvd.
Wyoming, MN 55092
Phone: 651-462-0575
www.wyomingmn.org

Application Checklist

Submit completed items below to:

Office of the City Clerk
Attn: Assistant City Administrator
26885 Forest Blvd.
Wyoming, MN 55092

2025 License Application Guidelines and Checklist

License Type:	☒ Mobile Food Unit / Food Truck
DEFINITIONS: (see City Code 12-201 for full definitions): A "Mobile Food Unit" is hereby defined to be any food and/or beverage service establishment that is a vehicle mounted unit.	
Business Owner Checklist:	
☒ 1. License Application (Form #1)	
☒ 2. Location / Temporary Sign Info (Form #2)	
☒ 3. Property Owner Permission Form (Form #3)	
☒ 4. Minnesota Workers' Compensation Liability (Form #4)	
☒ 5. Background Consent Form (Form #5)	
☒ 6. License Fee for each Food Truck:	
☐ Per Day:	\$25 (2025)
☐ Per Week:	\$75 (2025)
☐ Per Year (21 days of service or fewer no matter if it is multiple locations):	\$150 (2025)
☒ Per Year (no more than 21 days in one location per year):	\$250 (2025)
Your License Application:	
• Incomplete and/or illegible applications will be returned. • All applications must be signed by an owner, partner, or principal. • Licenses are not transferable. • Make a duplicate copy of this packet for your personal records before submitting.	• Minnesota Sales Tax ID (651) 296-6181 • Federal Tax ID/Employer Identification Number (651) 312-8082 • Multiple licenses must be filed individually and may not be combined. • Applications process within 21 business days



City of Wyoming
26885 Forest Blvd.
Wyoming, MN 55092
Phone: 651-462-0575

Form #1

www.wyomingmn.gov

License Application

Food Truck Business Information:			
Complete Legal Business Name: <i>Makel Softower LLC</i>			
Food Truck Name/Doing Business as Name (if different from Corporate Name): <i>Eucarean Mobile Roaster</i>			
MN Business Tax ID#:		Federal Tax ID#:	
Address of Business:		Street:	
City:		City:	
State:		State:	
Zip:		Zip:	
Description of the Food You Offer: <i>Coffee and Tea Beverages, Cakes, Pastries, Baking</i>			
Describe type and content of advertising to be done: <i>Social Media and word of mouth</i>			
Food Truck Vehicle Information:			
Vehicle License Plate #: <i>RUG4401</i>			
State of Issuance: <i>MN</i>			
License Year:			
Color of Vehicle: <i>Green and White</i>			
Make / Model of Vehicle: <i>Dodge Charger</i>			
Vehicle Insurance Company:			
Policy Number:			
Date of Insurance Coverage: <i>6/1/25-26 Renewal Paid</i>			
Owner Personal Information:			
First Name: <i>Kristen</i>		Middle Name: <i>Anna</i>	
Last Name: <i>Makel</i>			
Email Address:			
Permanent Home Address:		Street:	
City:		City:	
State:		State:	
Zip:		Zip:	
Social Security #			
Cell Phone #: <i>651-462-0575</i>			
Business Phone #: <i>651-462-0575</i>			
☐ Yes ☒ No Have you or your business violated any provisions in the Wyoming City Code during the last two years? If yes, please explain:			
☒ Yes ☐ No Are you licensed by the MN Health Department? *Please provide a copy of license.			



City of Wyoming
26885 Forest Blvd.
Wyoming, MN 55092
Phone: 651-462-0575

www.wyomingmn.org

Form #1

Licensed Location Information:

☒ I understand that I am required to hold a City of Wyoming issued Mobile Food Truck License for each location my food truck occupies (unless otherwise stated by City Code).

☒ I understand that I am required to submit **Form #2 of the application** for each location, including a map/drawing showing the placement of the food truck at the property with details indicating distances from roadways, access points, other structures, parking, and temporary signs or permanent signs.)

☒ I also understand that I must obtain written permission (**Form #3 of the application**) from the property owner of each location. By signing this form, they give you permission to use the premises.

The following is a list of locations that I plan to occupy with my food truck and wish to be licensed for (add additional pages if needed):

1. **Name of Business Location:** Wyoming Public Library

The Address is: 26855 Forest Blvd

The following forms are attached for this location: ☐ Form #2 & ☐ Form #3

2. **Name of Business Location:** Crescent Moon Orthopedic

The Address is: 26789 Forest Blvd

The following forms are attached for this location: ☐ Form #2 & ☐ Form #3

3. **Name of Business Location:** Ricks Liquor

The Address is: 26667 Forest Blvd

The following forms are attached for this location: ☐ Form #2 & ☐ Form #3

4. **Name of Business Location:** _____

The Address is: _____

The following forms are attached for this location: ☐ Form #2 & ☐ Form #3

5. **Name of Business Location:** _____

The Address is: _____

The following forms are attached for this location: ☐ Form #2 & ☐ Form #3

Hours of Operation:

☒ I understand that City Code 12-206 states that food trucks can only operate between the hours of 9:00 a.m. and 10:00 p.m.



City of Wyoming
26885 Forest Blvd.
Wyoming, MN 55092
Phone: 651-462-0575
www.wyomingmn.org

Form #1

I have read the applicable City Code and will strictly comply with all the provisions. I hereby swear that the foregoing statements are true and correct to the best of my knowledge.

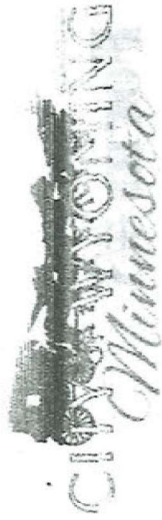
TENNESSEN WARNING

The data you supply on this form will be used to process the license you are applying for. You are not legally required to provide this data, but we will not be able to process the license without it. The data will constitute a public record if and when the license is granted.

I have read and understand the Tennessean Warning and certify that the statements in this application are true and correct to the best of my knowledge.

Date: 3-5-26

Signature: *Theresa Brown*



City of Wyoming
Wyoming, MN 55062
Phone: 651-462-0575
www.wyomingmn.org

Form #2

Location of Mobile Food Truck Doing Business from Fixed Location

☐ I understand my mobile food unit/food truck doing business from a fixed location must observe to the following requirements:

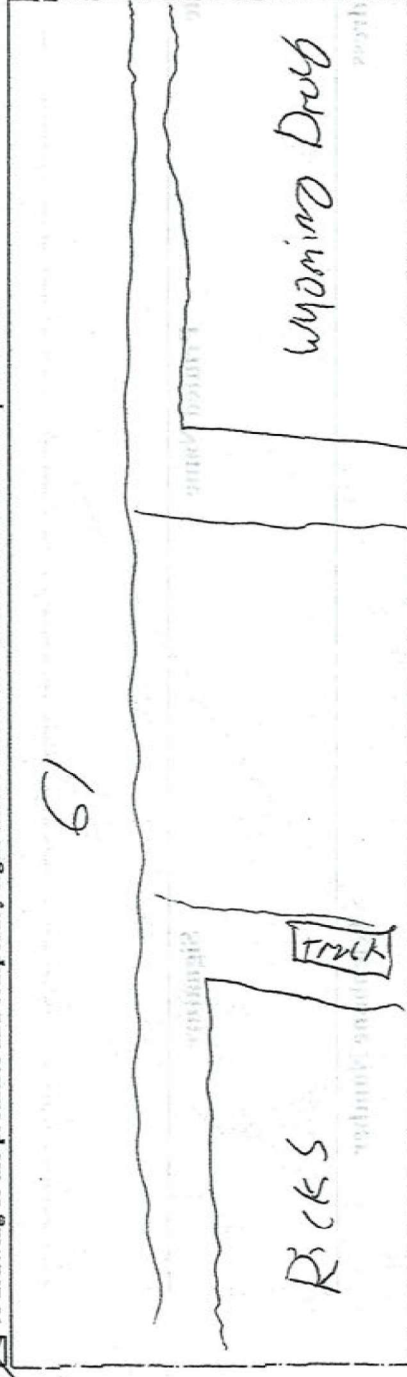
- Food trucks shall operate only during the hours of 6:00 a.m. to 11:00 p.m.
- Food trucks may not obstruct the movement of pedestrians or vehicles and may not pose a hazard to public safety.
- Food trucks must dispose of their gray water daily and may not be drained into city storm water drains.
- Refuse containers must be provided for customers. The operator of the food truck is responsible for removing all trash and refuse.
- All structures, vehicles, stands, fixtures, displays and signs must be removed from the site within 24 hours after the expiration of the license.
- Food trucks may not operate at the same property for more than 21 days per calendar year.
- Food trucks may not be located within 200 feet of an existing restaurant or coffee shop, measured from the food truck to the entrance of the service building.

You are required to submit a drawing or a map showing the details of your food truck occupying space at the property. The details should include dimensions and distances from adjoining roadways, parking, access points, fire lanes, pedestrian lanes, other structures, circulation lanes, permanent and temporary signs and any other features.

☐ Attached is a map of the premises and temporary signs where food truck will be located

(OR)

☒ A drawing of the premises and temporary signs where food truck will be located is in the space below



☒ I understand that I am allowed one temporary ground sign per location without a temporary sign permit. All other signs require a permit from the Building & Zoning Department and I am responsible for contacting them at 651-462-0575 to obtain the permit. I also understand the temporary ground sign must meet the following requirements:

- One single sandwich style sign is permitted per mobile food unit;
- The maximum sign size is 8 square feet;
- The sign must be placed on the ground and within 10 feet of the mobile food unit;
- The sign must not be placed within the public right-of-way except with the express written permission of the city.

I have read and understand the above information.

3-5-26

Date

Thom Johnson

Signature



City of Wyoming
26885 Forest Blvd.
Wyoming, MN 55092
Phone: 651-462-0575
www.wyomingmn.org

Form #3

WRITTEN PERMISSION OF PROPERTY OWNER

Written permission from the property owner for use of the premises must be obtained before a license will be issued.

I, _____, certify that I am the owner of property located at _____, and give permission to _____ operate a Mobile Food Unit/Food Truck business at this location on the dates requested and hereby agree to reimburse any costs incurred by the City as a result of clean-up or be responsible for assessment of those costs against the property.

Date

Printed Name

Signature

Address

Telephone Number



City of Wyoming
26885 Forest Blvd.
Wyoming, MN 55992
Phone: 651-462-0575
www.wyomingmn.org

Form #4

MINNESOTA WORKERS' COMPENSATION LIABILITY CERTIFICATE OF COMPLIANCE

Minnesota Statute, Section 176.182 requires every state and local licensing agency to withhold the issuance or renewal of a license or permit to operate a business or engage in an activity in Minnesota until the applicant presents acceptable evidence of compliance with the workers' compensation insurance coverage requirement of Chapter 176.181. The information required is: the name of the insurance company, the policy number, and dates of coverage or the permit to self-insure. This information will be collected by the licensing agency and retained in their files.

This information is required by law, and licenses and permits to operate a business may not be issued or renewed if it is not provided and/or is falsely reported. Furthermore, if this information is not provided or falsely stated, it may result in a \$2,000 penalty assessed against the applicant by the Commissioner of the Department of Labor and Industry.

Insurance Company Name: *Note: This is NOT the insurance agent.	
Telephone Number:	
Policy Number:	
Dates of Coverage: *Note: If not continuous, dates of coverage must correspond EXACTLY with the license period; i.e., January 1 - December 31.	

(OR)

I am not required to have workers' compensation liability coverage because:

☒ I have no employees.

☐ I am self-insured (include permit to self-insure).

☐ I have no employees who are covered by the worker's compensation law (these include: Spouse, Parents, Children and certain farm employees).

Personal Information:	
First Name:	Kerzen
Middle Name:	Phyllis
Last Name:	Boelter
Doing Business As:	
Name:	Evergreen Mobile Ac
Street:	26812 Forest Ave
City:	Wyoming
State:	MN
Zip:	55992
Phone Number:	
I certify that the information provided above is accurate and complete and that a valid worker's compensation policy will be kept in effect at all times as required by law.	
Date: 3-5-26	Signature:



City of Wyoming
26885 Forest Blvd.
Wyoming, MN 55092
Phone: 651-462-0575
www.wyomingmn.org

Form #3

WRITTEN PERMISSION OF PROPERTY OWNER

Written permission from the property owner for use of the premises must be obtained before a license will be issued.

I, Francie Szczepanski, certify that I am the owner of property located at 26855 Forest Blvd, Wyoming Mn, and give permission to Evergreen Mobile Roaster operate a Mobile Food Unit/Food Truck business at this location on the dates requested and hereby agree to reimburse any costs incurred by the City as a result of clean-up or be responsible for assessment of those costs against the property.

3/6/2026

Date

Francie Szczepanski

Printed Name

Signature

26855 Forest Blvd. Wyoming Mn

Address

651-462-9001

Telephone Number



City of Wyoming
26885 Forest Blvd.
Wyoming, MN 55092
Phone: 651-462-0575
www.wyomingmn.gov

Form #2

Location of Mobile Food Truck Doing Business from Fixed Location

☒ I understand my mobile food unit/food truck doing business from a fixed location must observe to the following requirements:

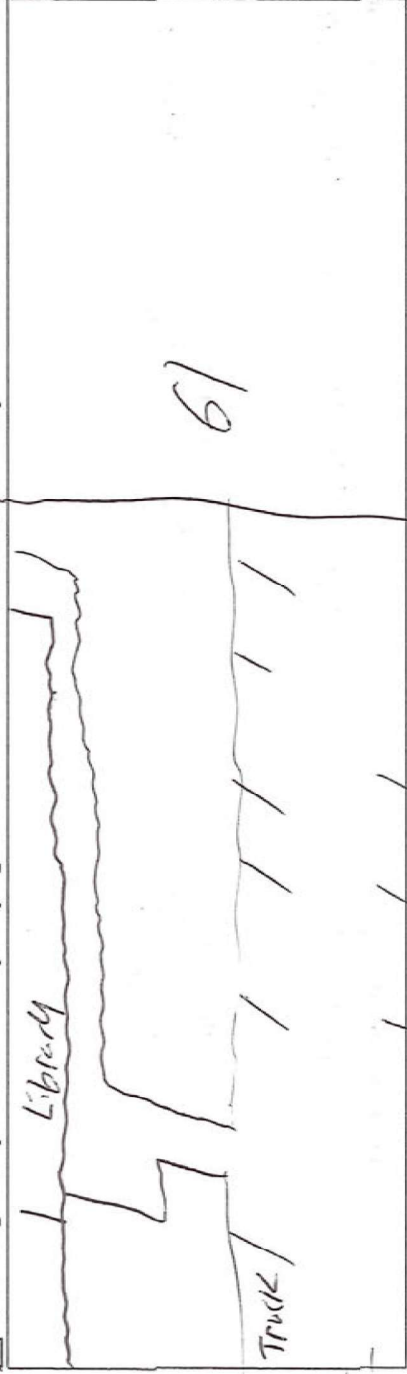
- Food trucks shall operate only during the hours of 9:00 a.m. to 10:00 p.m.
- Food trucks may not obstruct the movement of pedestrians or vehicles and may not pose a hazard to public safety.
- Food trucks must dispose of their gray water daily and may not be drained into city storm water drains.
- Refuse containers must be provided for customers. The operator of the food truck is responsible for removing all litter and refuse associated with their operations.
- All structures, vehicles, stands, fixtures, displays and signs must be removed from the site within 24 hours after the expiration of the license.
- Food trucks may not operate at the same property for more than 21 days per calendar year.
- Food trucks may not be located within 200 feet of an existing restaurant or coffee shop, measured from the food truck to the entrance of the service building.

You are required to submit a drawing or a map showing the details of your food truck occupying space at the property. The details should include dimensions and distances from adjoining roadways, parking, access points, fire lanes, pedestrian lanes, other structures, circulation lanes, permanent and temporary signs and any other features.

☐ Attached is a map of the premises and temporary signs where food truck will be located

(OR)

☒ A drawing of the premises and temporary signs where food truck will be located is in the space below



☒ I understand that I am allowed one temporary ground sign per location without a temporary sign permit. All other signs require a permit from the Building & Zoning Department and I am responsible for contacting them at 651-462-0575 to obtain the permit. I also understand the temporary ground sign must meet the following requirement::

- One single sandwich style sign is permitted per mobile food unit::
- The maximum sign size is 8 square feet;
- The sign must be placed on the ground and within 10 feet of the mobile food unit;
- The sign must not be placed within the public right-of-way except with the express written permission of the city.

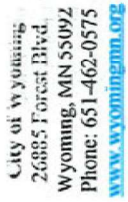
I have read and understand the above information.

3/5/26

Date

Tom Ward

Signature



WRITTEN PERMISSION OF PROPERTY OWNER

I, Meg Charles, certify that I am the owner of property located at 26789 Forest Blvd., and give permission to _____ operate a Mobile Food Unit/Food Truck business at this location on the dates requested and hereby agree to reimburse any costs incurred by the City as a result of clean-up or be responsible for assessment of those costs against the property.

Telephone Number



City of Wyoming
26885 Forest Blvd
Wyoming, MN 55092
Phone: 651-462-0575
WWW.WYOMINGMN.ORG

Form #2

Location of Mobile Food Truck Doing Business from Fixed Location

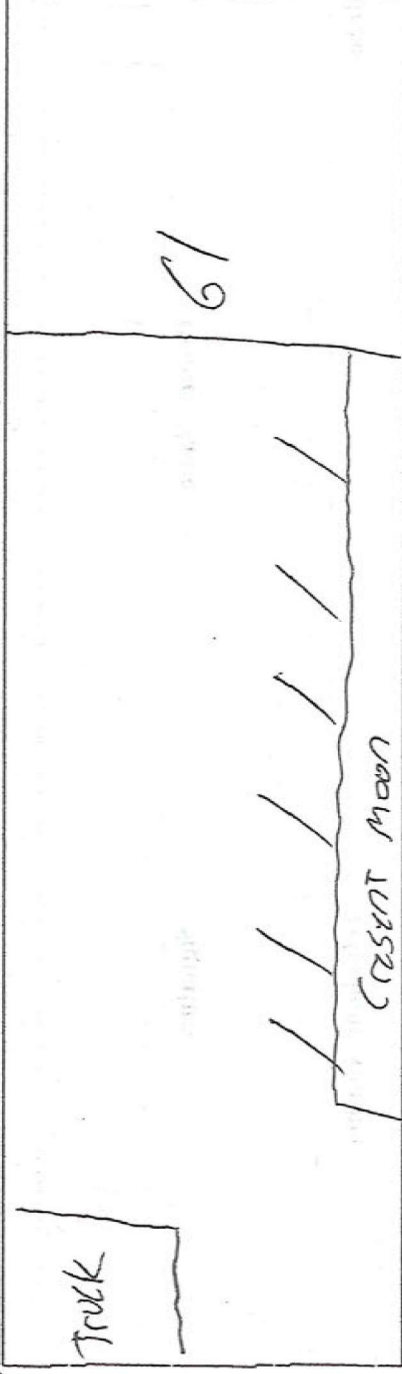
- ☒ I understand my mobile food unit/food truck doing business from a fixed location must observe to the following requirements:
- Food trucks shall operate only during the hours of 9:00 a.m. to 10:00 p.m.
 - Food trucks may not obstruct the movement of pedestrians or vehicles and may not pose a hazard to public safety.
 - Food trucks must dispose of their gray water daily and may not be drained into city storm water drains.
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- One single sandwich style sign is permitted per mobile food unit;
 - The maximum sign size is 8 square feet;
 - The sign must be placed on the ground and within 10 feet of the mobile food unit;
 - The sign must not be placed within the public right-of-way except with the express written permission of the city.

I have read and understand the above information.

3-5-26

Date

Mr. John

Signature



To: Mayor Iverson and Members of Council
From: Neil Bauer, Public Safety Director/Police Chief

Council Update – Police and Fire Departments

Date: March 3, 2026

Public Safety Overall

Public Safety staff are currently preparing for our upcoming Public Safety Recognition and Awards Event, which is planned for early May. This event is an important opportunity to formally recognize the exceptional work performed by members of both the Police and Fire Departments over the past several years. Our staff routinely respond to complex and challenging situations in service to the Wyoming community, and this event allows us to highlight those efforts and recognize employees who have gone above and beyond in their service.

The recognition committee is reviewing and evaluating several nominations for recognition. The awards under consideration include Commendation Medals, Achievement Medals, and Letters of Outstanding Achievement, along with other forms of recognition. Based on the nominations received so far, we anticipate a robust list of award recipients, reflecting the dedication, professionalism, and teamwork demonstrated by our personnel.

These recognitions not only celebrate individual accomplishments, but they also reinforce our culture of professionalism, service, and commitment to the community. The recognition event also provides an opportunity to acknowledge the high standards our staff bring to their work every day.

Police Department Update

The Police Department recently experienced an unfortunate development in our current hiring process. An individual who had previously accepted a conditional job offer for a police officer position has submitted a formal withdrawal letter and will no longer be continuing in the hiring process.

As a result, the department will re-post the police officer position on Monday, March 16, 2026. The timing of this posting is intentional, as it will allow us to capture spring program graduates who are entering the job market and completing their POST licensing requirements.



wyoming@wyomingmn.org • Phone: 651-462-0575 • Fax: 651-462-0576

PO Box 188 • 26885 Forest Boulevard • Wyoming, MN 55092

The law enforcement hiring environment continues to present challenges statewide and nationally. Despite these challenges, we remain committed to maintaining high hiring standards and selecting candidates who are the best fit for the organization and the community.

While it is unfortunate that the previous conditional job offer did not result in a finalized hire, maintaining a deliberate and thorough hiring process is essential to ensuring long-term success and stability within the department.

Fire Department Update

The Part-Time Firefighter position for the Wyoming Fire Department is currently posted and we have begun receiving applications from interested candidates. This position represents an important step in strengthening our operational capacity and supporting the continued growth of our fire and emergency response services.

The posting will remain open through March 20, 2026, at which time staff will begin reviewing applications and preparing for the next steps in the hiring process.

We are encouraged by the early interest in the position and will continue working to identify candidates who demonstrate the commitment, professionalism, and service mindset that align with the values of the Wyoming Fire Department.

Upcoming Community Outreach Events

August 4, 2026 – Night to Unite



**ECKBERG
LAMMERS**
ATTORNEYS AT LAW

www.eckbergammers.com

Email Writer's
Direct Dial:
(715) 808-8842

Writer's Email:
tloonan@eckbergammers.com

March 9, 2026

Robb Linwood
City of Wyoming
26885 Forest Boulevard
Wyoming, MN 55092

Delivered via Email

Re: *City of Wyoming*
Status Update for the Period of – February 25th - March 9th

Dear Robb:

Our office continues our role as general counsel, answering questions, addressing legal concerns, and reviewing items for the City as requested. We are currently advising related to land use matters and assisting in the review of the City's potential participation in the Clean Water Partnership Loan program.

Please contact me directly if you have any questions regarding this correspondence. Thank you for allowing us to serve the City of Wyoming.

Very Truly Yours,

s/ Thomas R. Loonan

Thomas R. Loonan
City Attorney

Stillwater Office
1809 Northwestern Avenue
Stillwater, MN 55082
Phone: 651-439-2878
Fax: 651-439-2923

Hudson Office
430 Second Street
Hudson, WI 54016
Phone: 715-386-3733
Fax: 715-386-6456



Engineer's Report

.....
March 12, 2025

Honorable Mayor and City Council
City of Wyoming, MN
26885 Forest Boulevard
Wyoming, MN 55092

Re: March 17, 2026, City Council Meeting
WSB Project No. 027762-000

Dear Mayor and Council Members:

This engineer's report is intended to update you on engineering activities within the city since the last council meeting. Some of the items below may be on the agenda with more detailed information provided, while the other items below are for informational purposes only.

2026 Street Improvement Project

The project has been advertised for bidding with a bid date of April 8th. The project is anticipated to be brought to City Council at the April 21st City Council meeting. Coordination with the US Postal Service, private utilities, school district, and residents will be ongoing. More neighborhood engagement will occur regarding off-street trails this summer.

2025 Street Improvement Project

The project is substantially complete. A second and final pay voucher with corresponding contract closeout documents will be brought to the City when punch list items are complete. Project closeout is expected to take place in the spring when we can confirm restoration efforts were successful.

Summer Fields Development

Site grading has been completed until the project resumes in the Spring of 2026. Staff continue to work on development agreement terms for construction of the lift station, sanitary sewer, watermain, and storm sewer.

Sunrise Riverbank Development (residential and commercial)

Staff continue to work with the applicant on both the residential and commercial portions of the overall development. A meeting is scheduled for March 12, 2026, to discuss their concept plan submitted to the city for the commercial portion of the overall development to discuss traffic study needs, shared driveway, utility layout and wetland impacts.

Katies Glen

No new update.

Staff have reviewed the work completed to date and authorized the reduction in the letter of credit to 125% of the remaining value of work to be completed. The final lift of pavement has been completed. Once punch list items are all complete, we will ask the City Council to accept the improvements and release escrows and the letter of credit.

Diamond Ridge Development

No new update.

Remaining punch list work has been completed, and we are waiting for the as-builts to be submitted. We expect final acceptance of the improvements will take place this fall. Jesse Moxness will be submitting building permits for these three lots soon.

Public Facilities

Staff have worked with Wold Architecture to prepare project plans related to site improvements, Survey and soil borings are completed and preliminary design is underway.

TH 8

We have provided multiple reviews of the TH 8 plans provided by Chisago County and provided feedback so they can incorporate into their final design.

Frontier Communications/MasTec High Speed Fiber

Staff are in receipt of two large utility projects that will provide high speed fiberoptic installations within Wyoming. We have provided extensive review and provided these comments to update their proposed plans. More details will be provided with the project expected to start this spring once road restrictions are removed.

Thank you for the opportunity to update the Council on current matters in the city.

Sincerely,

WSB and Associates, Inc.

Mark Erichson, P.E., City Engineer



March 11, 2026

Honorable Mayor Iverson and City Council Members Nanko Yeager, Luger, Ohnstad and Schilling,

RE: March 17, 2026 City Council Meeting

Public Works Department Activity

- Responded to 11 snow & ice control events since January 1st
- Emerald Ash Borer infected trees removals from parks, wells, lift stations & plow routes
- Building maintenance at our Faxton Shop
- Lift Station 12 Panel installation in coordination with Total Control & Erickson Electric
- Maintaining plowing equipment after snow & ice control events
- Recalibrated snow and ice control equipment on 2015 Mack plow truck to ensure optimal operation
- Ice Rinks at Swenson Park are closed due to weather conditions
- 2 operators earned required continuing education credits for water and sewer licenses
- Coordinating with engineering and contractor ahead of 2026 Street Improvement Project for surveying
- Street sweeper is in for annual maintenance as well as upfitting for side gutter broom addition per storm water rate study CIP
- We are now fully moved into the double wide office trailer
- Partnering with the library on a painting project in the meeting room
- Coordinate with survey crew for new city hall facility and existing city hall
- Responded to resident contacts
- Ongoing work order completion
- Routine safety checks were conducted throughout the department including eye wash stations, fire extinguishers and climbing equipment

Streets:

- Snow plowing & ice control operations are underway and hopefully done soon. Sanding of gravel roads during rain/ice events

Utilities:

The crew completed utility locates in the city. Meter installs as they come through.

PUBLIC WORKS

Phone: 651-462-0580 • Fax: 651-462-0581

PO Box 188 • 26490 Faxton Avenue • Wyoming, MN 55092

- **Sanitary Sewer**

Staff continue to check lift stations & generators during daily rounds. Lift station equipment inspections and maintenance is ongoing. Kodiak Power Systems performed maintenance on LS 2, 6 & portable generator trailer. Our first lift station cleaning of 2026 is complete. Lift Station 12 Panel installation in coordination with Total Control & Erickson Electric

- **Water:**

Continued water testing and monitoring the city's water distribution system. Continued exercising of Well 3. MN Dept of Health and Dept of Natural Resources reporting are in progress. Fluoride report was completed and submitted. Bacterial testing has been completed. Kodiak Power Systems performed maintenance on the backup generator at Well 3. Water Conservation Report is complete. Working with Minnesota Department of Health and WSB on our lead copper service replacement which will occur later this year

Surface/Storm Water:

Finalized agreement with Comfort Lake Forest Lake Watershed District on an Enhanced Street Sweeping program for 2026. Received word that our 2025 sweeping operations met the watershed requirements meaning we will receive a full grant payment

Parks:

Trash pick-up as needed. Dog park is operational and going smoothly. Stump grinding, tree trimming and overall trail maintenance are underway in the winter trails.

Fleet:

Regular maintenance of vehicles is ongoing. All vehicles & equipment are receiving regularly scheduled maintenance at manufacturers' recommended intervals. Truck 22902, the 2025 Western Star had recall work completed

Chisago County Projects in Wyoming in 2026:

Chisago County Public Works is planning to mill and overlay County Road 22 (Wyoming Trail) in advance of the HWY 8 project & concrete repair on County Road 30. This work is slated to go to bid later this spring.

Respectfully submitted,
Steve Reeves
Public Works Superintendent



Council Communication

Date: March 13, 2024

Presented to: Mayor Iverson and City Council Members

Presented by: Robb Linwood, City Administrator

Department: Administration

Reference: Equalization Hearing

Method: Communications

Background Information:

The Chisago County Assessor's office will be holding their annual equalization meeting on April 15, 2026 from 9:00am to 6:00PM at the Chisago County Government Center.

The purpose of this meeting is to determine whether taxable property in Wyoming has been properly valued and classified by the assessor, as well as to determine whether corrections need to be made. All persons considering themselves aggrieved by an assessment, or who wish to complain that the property of another is assessed too low, are hereby notified to appear at this meeting, and show cause of having such assessment corrected. Notice of the meeting has been sent to the city's official newspaper, the Chisago County Press, and will be published at least ten days prior to the meeting.

OFFICE OF COUNTY ASSESSOR

TO THE CLERK OF THE City of Wyoming, CHISAGO COUNTY, MINNESOTA:

NOTICE IS HEREBY GIVEN, That the 15th day of April 2026

From 9:00 AM to 6:00 o'clock PM., has been fixed as the date for the meeting of the Board of Appeal and Equalization in your city for said year. This meeting will be held at the Chisago County Government Center

Pursuant to the provisions of Minnesota Statutes Section 274.03, you are required to give notice of said meeting by publication and posting, no later than ten days prior to the date of said meeting.

Given under my hand this March 9, 2026

Daryl Moeller

County Assessor
Chisago County, Minnesota

Filed in my office this _____ day of _____, 2026

Clerk

ASSESSMENT NOTICE

Important Information Regarding Assessment and Classification of Property
This may affect your 2027 property taxes.

NOTICE IS HEREBY GIVEN, That the Board of Appeal and Equalization for the City of Wyoming, CHISAGO County, Minnesota, will meet at the Chisago County Government Center From 9:00AM to 6:00 o'clock PM., on Wednesday the 15th day of April 2026 for the purpose of reviewing and correcting the assessment of said City of Wyoming for the year 2026.

The purpose of this meeting is to determine whether taxable property in the jurisdiction has been properly valued and classified by the assessor, and to determine whether corrections need to be made.

All persons considering themselves aggrieved by said assessment, or who wish to complain that the property of another is assessed too low, are hereby notified to appear at said meeting, and show cause of having such assessment corrected. No complaint that another person is assessed too low will be acted upon until the person so assessed or his agent, shall have been notified of such complaint.

If you believe the value or classification of your property is incorrect, please contact your assessor's office to discuss your concerns. If you are still not satisfied with the valuation or classification after discussing it with your assessor, you may appear before the local board of appeal and equalization. The board shall review the valuation, classification, or both if necessary, and shall correct it as needed. Generally, an appearance before your local board of appeal and equalization is required by law before an appeal can be taken to the county board of appeal and equalization.

Given under my hand this _____ day of _____, 2026

Clerk of _____

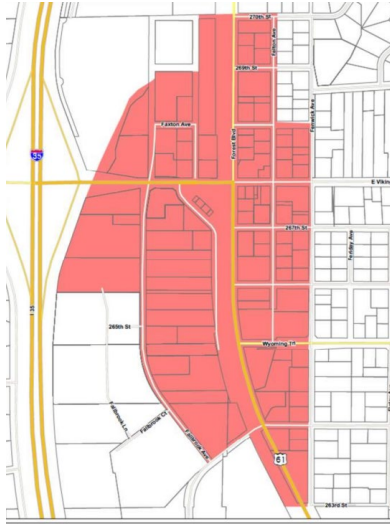
**CITY OF WYOMING
PLANNING AND ZONING**

TO:	City Council
DATE	3/17/2026
MEETING DATE:	3/11/2026
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.

PLANNING COMMISSION RECOMMENDATION

At the March 10, 2026 Planning Commission Meeting the Planning Commission approved the Interim Conditional Use Permit 1. through 5. On the staff recommendations with the change of condition 1 with the following revisions:

1. Development of the site shall comply with all representations of the applicant and the application materials, specifically relating to lighting, *the production and processing facilities shall install and maintain enhanced ventilation systems designed to prevent detection of odor at or beyond the property line* , water use, employee count (up to five), and provide proper maintenance of the systems to ensure compliance.

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
--

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





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.

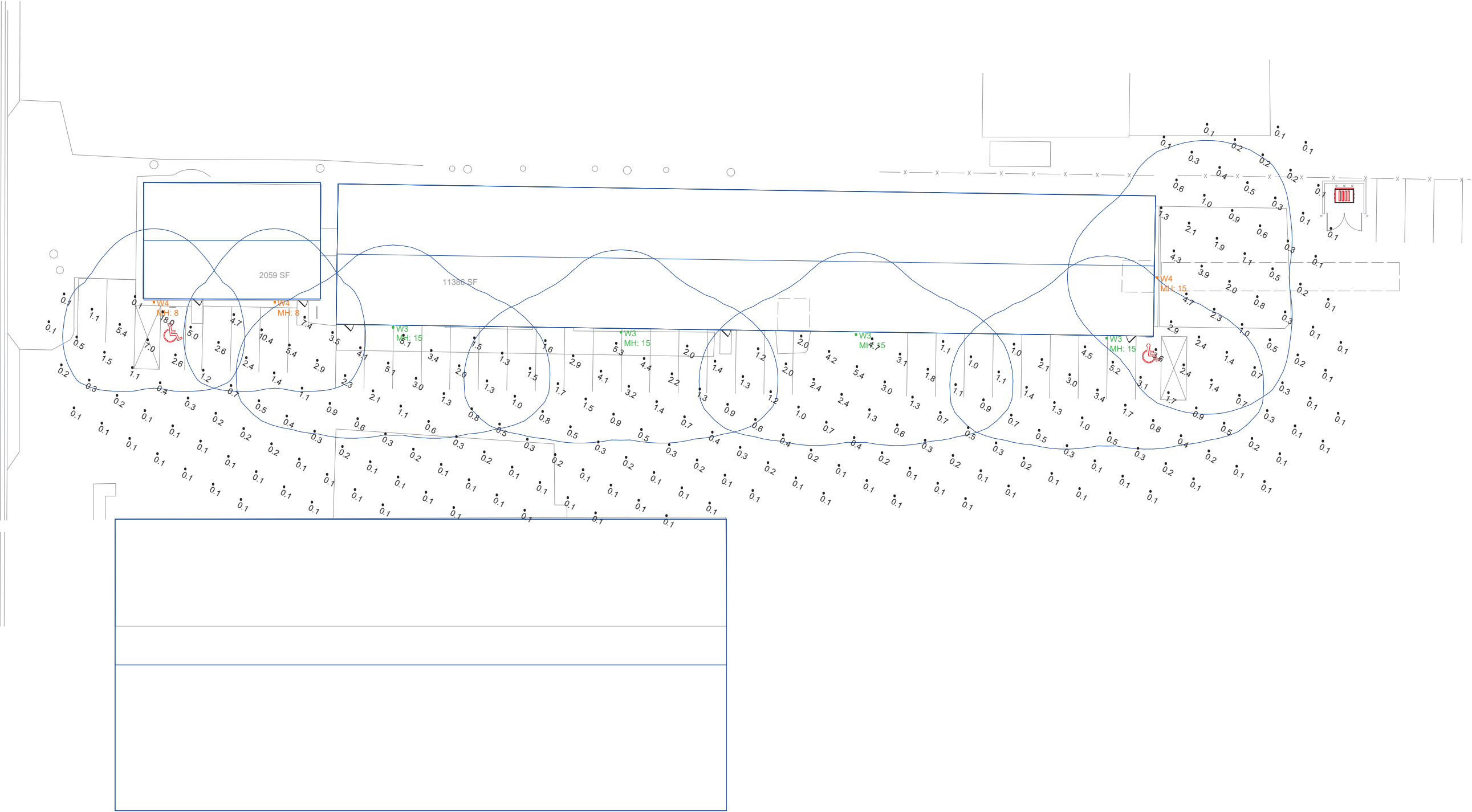
DESIGNED FOR:
NEWCO
Design Build LLC

26615 FALLBROOK AVE

SALES
B LOCK
DATE
2.6.2026
DESIGNER
J YONKERS

REVISIONS	
DATE	NAME

SHEET
1

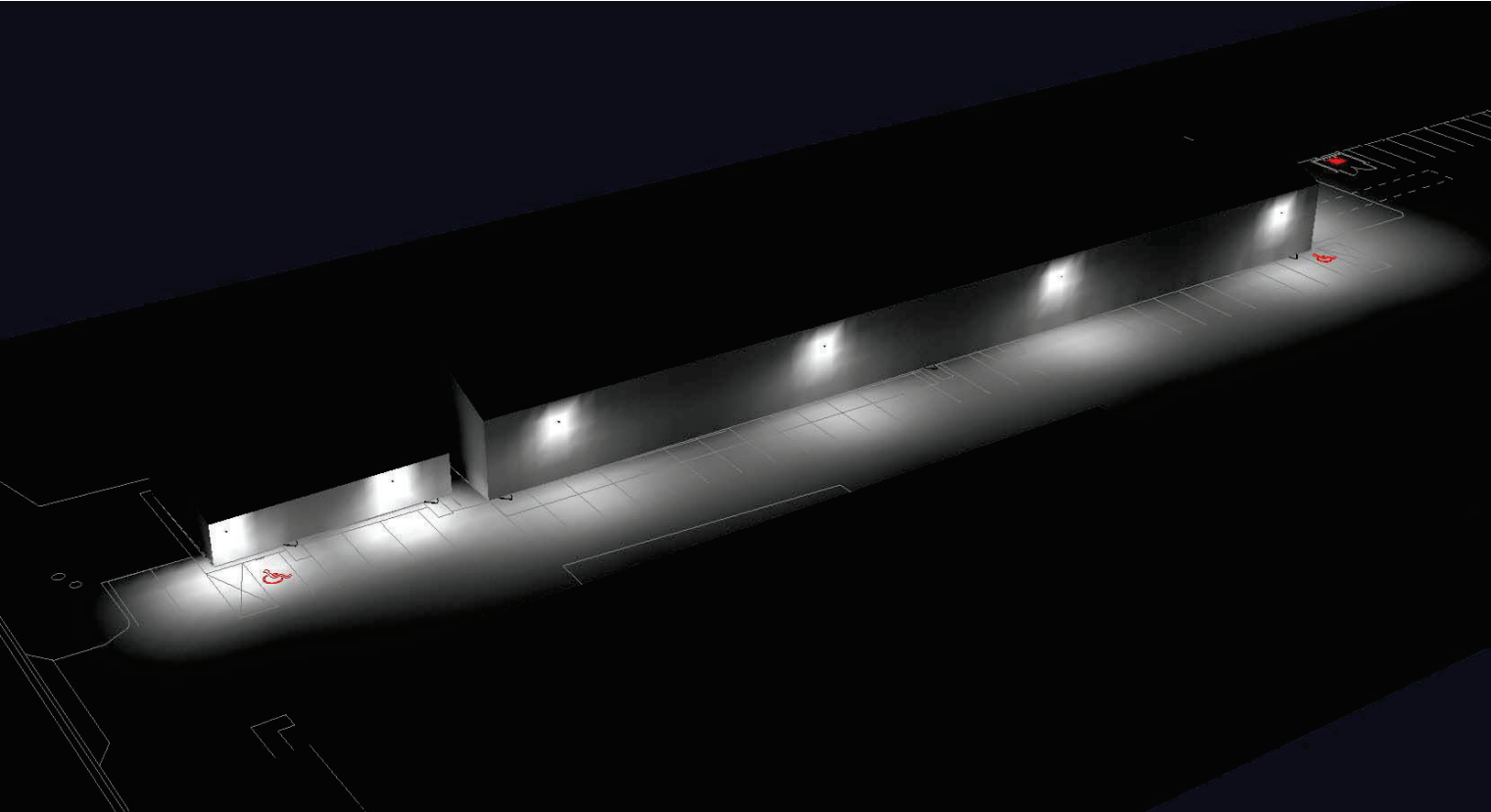


PHOTOMETRIC PLAN
SCALE: NTS

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

PHOTOMETRIC EVALUATION
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DESIGNED FOR:


26615 FALLBROOK AVE

SALES
B LOCK
DATE
2.6.2026
DESIGNER
J YONKERS

REVISIONS	
DATE	NAME

SHEET
2

SCHEDULES
SCALE: NTS

**APPROVED 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

**DRAFT MINUTES
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
MARCH 10, 2026
7:00 PM**

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for March 10, 2026, to order at 7:00 PM

CALL OF ROLL:

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

ABSENT: Commissioner Katie West

Also Present: Robb Linwood, City Administrator, Kim Lindquist, City Planner, and Mayor Lisa Iverson

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM: NONE

A MOTION WAS MADE BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER IVERSON, TO AMEND THE MEETING AGENDA TO INCLUDE AN ITEM UNDER NEW BUSINESS TO DISCUSS REVISIONS TO THE CITY'S CANNABIS ORDINANCE.

Voting Aye: Rutford, Holl, Iverson, and Lobermeier

Voting Nay: None

Abstain: None

Absent: West

APPROVAL OF MINUTES:

- 1. Consider approving the minutes of the "Regular Meeting" of the Wyoming, Minnesota Planning Commission for February 24, 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 FEBRUARY 24, 2026, AS SUBMITTED.

Voting Aye: Rutford, Holl, Iverson, and Lobermeier

Voting Nay: None

Abstain: None

Absent: West

SCHEDULED PUBLIC HEARINGS: NONE

NEW BUSINESS:

- 2. Discussion Regarding Possible Changes to the City's Cannabis Ordinance**

Chair Lobermeier stated that since the City's Cannabis Ordinance was approved, the City has

seen a retail business application approved that has not proceeded, and a property rezoned from Residential to Agricultural to facilitate a cannabis business request. He noted that a rezoning effort had been put on hold, which would likely have prevented this application, as the area where the application is occurring would have been rezoned to align with the Comprehensive Plan. He explained that at the next Planning Commission meeting, he would like to begin revisiting the City's Cannabis Ordinance. He stated that he took responsibility for it because he voted in support of the ordinance. He stated that they had determined this use belonged in Industrial and Agricultural, but thinks they may need to tighten things up a bit.

Commissioner Iverson stated he favored revisiting the Cannabis Ordinance and noted he had information on what other cities have done, even though he didn't realize Chair Lobermeier had planned to add this item to the agenda.

There was a consensus of the Commission to revisit the Cannabis Ordinance.

OLD BUSINESS:

3. 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

Chair Lobermeier reminded the Commission that this item had been tabled at their last meeting.

MOTION BY COMMISSIONER HOLL, SECONDED BY COMMISSIONER IVERSON, TO BRING THIS ITEM BACK TO THE TABLE FOR DISCUSSION.

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

Voting Nay: None

Abstain: None

Absent: None

City Planner Lindquist explained that this item had been tabled due to a conflict between the site's zoning and the designation in the Comprehensive Plan. She reviewed the property's zoning as Industrial and explained that the Comprehensive Plan designated this area as Core Downtown. She noted that a memo was provided regarding feedback from City Attorney Loonan: because the City was not part of the Twin Cities Metro Area, the City should determine whether to approve or deny the application based on the adopted Zoning Code.

Chair Lobermeier referenced the conditions for the Interim Use Permit included in the February 24, 2026, staff report. He stated that this use would not be consistent with the Comprehensive Plan. He noted that 12 conditions of approval were listed in the staff report and asked whether the staff believed they needed to address most, some, or all of them.

City Planner Lindquist stated that the development policy is not the Comprehensive Plan, and in this case, they would meet one or the other. She noted that they had discussed whether or not they would need to meet all of the standards, and what City Attorney Loonan said was that these were used for criteria for evaluation and findings, but it didn't require that all conditions listed 'must' be met, and was up to the opinion of the Planning Commission and the City Council. She stated that, in the community, they typically review all the standards. She explained that this application was consistent with zoning, so a recommendation of denial would be inconsistent with the zoning, which City Attorney Loonan felt was the deciding factor.

Chair Lobermeier asked why City Attorney Loonan used the word 'should' instead of 'shall'. He read aloud condition #3 of the staff recommendations and stated that he believed the applicant had an issue with the language.

The applicant stated that he did not support the condition as written because he was in the middle of purchasing the property and asked whether it would apply to them or whether it was referring to a future sale.

City Administrator Linwood stated that his understanding was that the intent was to refer to what would happen if the applicant sold the property. .

Chair Lobermeier stated that the property is currently owned by someone else and asked whether, if the sale to the applicant goes through, that would trigger this condition.

City Planner Lindquist stated that it would not and explained that the intent was for the operator to be the owner; if they sold it, they would be committing and projecting their operations. She stated that the City does not want them to sell it and then have to fight that battle with the new owner. She agreed that, because the applicant did not yet own the property, the condition should clarify this.

Chair Lobermeier asked what would happen if the City didn't know it would own the property and noted that they could lease space for this business, and at some point, the owner could sell the property.

The applicant stated that this was why they had the current owner also sign the application paperwork.

Chair Lobermeier stated that he believed the City and the applicant had reached an agreement on some of the language changes required for this condition. He stated that he did not see that the applicant had requested a duration for the ICUP and asked where they had obtained the 10-year figure.

City Planner Lindquist stated that they had included that in the last application, and staff felt it made sense because it was fairly new and the City wanted to ensure things were operating correctly.

Chair Lobermeier noted that, because this is new, he wondered why they would set the term at 10 years when they didn't know how it would turn out, and the applicant had not requested that time frame.

Commissioner Iverson referenced condition 10 in the staff report and asked at the last meeting about the filtration methods to be used. He stated that because this was being proposed almost in the middle of their town, he was very sensitive to odors. He asked whether the facility would be negatively pressurized to prevent odors from escaping through small cracks.

The applicant stated that there would be a negative pressure system on. He noted that, through the Office of Cannabis Management (OCM), they will have to meet OCM standards, which are very particular.

Commissioner Iverson stated that he would like to add conditions related to activated carbon filtration and negative pressurization. He explained that he wanted the City to do what it could from the beginning and not wait until there were issues.

Commissioner Rutford stated that he had questions regarding the area's safety and boundaries. He stated that he felt there needed to be some fencing and had concerns about the building's signage displaying a pot leaf or other logo. He stated that he was concerned about the gate being in place after hours, and also the smell. He noted that on Sundays and a few hours during the week, there are children around the area. He stated that he felt the 10-year duration being proposed was too long.

Commissioner Holl stated that he felt they were trying to overmanage a bit. He stated that, like

everyone else who gets a permit, they have done everything they were required to do. He explained that, personally, he was not in favor of this, but that did not matter in this situation, and he would have to say that this application is okay. He reiterated that he felt the Planning Commission was trying to micromanage the applicant's business.

Commissioner Iverson stated that he had done some research and looked at other states that have more of a history with this type of business, such as California and Colorado. He noted that their biggest complaints were related to odor and stated that he would like to see the City address this right out of the gate, rather than having to come back later to fix the issue.

Chair Lobermeier asked whether the City could be more specific about Commissioner Iverson's suggestions regarding filtration and pressurization, noting that they don't know what the OCM's requirements already include.

City Administrator Linwood explained that, in his understanding, the OCM would conduct inspections of the building and would be required to meet certain criteria. He stated that the ordinance language essentially says smells can't escape from the building.

The applicant shared examples of things that would be required through the OCM for a cultivation operator.

City Planner Lindquist cautioned that the problem with being as specific as suggested for items such as activated carbon filters and negative pressurization is that new technology in a few years could be an improvement. She stated that, in general, they don't want to be overly restrictive because there may be better alternatives.

Commissioner Iverson asked whether they could include his suggestions and include language stating that there was a better alternative. He suggested that the condition state, 'maintenance of negative air pressure within the facility, or an alternate or controlled system approved by the City Council, based on a report by a mechanical engineer who is licensed in the State of Minnesota, demonstrating that the alternative system will control odor equally or better.'

City Planner Lindquist stated that they could include that language, but it would also mean bringing it before the City Council to deliberate on a mechanical engineer's report. She stated that staff had reviewed the fencing and that the property to the south shares the drive aisle, so they cannot fence there.

Chair Lobermeier stated that it appears the Planning Commission was in a position where their hands were somewhat tied, whether they wanted to see this or not, because the project meets most of the City's zoning requirements. He asked whether staff would be comfortable drafting language to add a condition related to odors, as suggested by Commissioner Iverson. He read aloud the current language in condition #1 regarding odor control and suggested what to say to the applicant: that the City wants them to employ state-of-the-art technology, particularly for odor control.

The applicant explained that the basic expectation is that there may be odor outside the building and noted that there are no windows in the building, so odors would not be able to leak out easily.

Commissioner Rutford asked about the applicant's tolerance level for their employees and noted that he understood cannabis was legal, but asked if they would allow use of the product. He asked if they had a zero-tolerance policy for the use of cannabis on their property.

The applicant stated that he believed the OCM has a requirement that there cannot be any smoking on the property and explained that they would not anticipate allowing anyone to smoke on their property.

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER IVERSON, TO RECOMMEND APPROVAL OF INTERIM CONDITIONAL USE PERMIT FOR A CANNABIS MICROBUSINESS: I-26-00, LOCATED AT 26615 FALLBROOK AVENUE FOR APPLICANT: HUNTER FREDRICKSON OF TRUE NORTH HOLDINGS, LLC, OWNER: ESTATE DEVELOPMENT CORPORATION, PROPERTY ID NUMBER: 21.00024.00, SUBJECT TO THE 5 CONDITIONS LISTED IN THE STAFF REPORT AND AMEND THE LANGUAGE WITHIN CONDITION #1, AND REMOVE THE WORD 'ODOR', AND AN ADDITIONAL CONDITION TO READ, 'THE PRODUCTION AND PROCESSING FACILITIES SHALL INSTALL AND MAINTAIN ENHANCED VENTILATION SYSTEMS DESIGNED TO PREVENT DETECTION OF ODOR AT OR BEYOND THE PROPERTY LINE.'

City Administrator Linwood asked if the Commission wanted to amend Condition #3 related to the 10-year time period.

Chair Lobermeier stated that he favored a shorter time period.

City Administrator Linwood clarified that he was asking if the Commission felt additional clarification was needed regarding the applicant and the existing ownership of the property.

Chair Lobermeier stated that he didn't think anything needed to be added because the applicant and staff were the ones who needed to be comfortable with it.

Voting Aye: Rutford, Holl, Iverson, and Lobermeier

Voting Nay: None

Abstain: None

Absent: West

Chair Lobermeier stated that this item would go before the City Council on March 17, 2026.

COMMUNICATIONS:

City Administrator Linwood gave a brief overview of items that would be on the March 24, 2026, agenda.

UPDATES:

A MOTION WAS MADE BY COMMISSIONER HOLL, SECONDED BY COMMISSIONER IVERSON, TO ADJOURN THE MARCH 10, 2026 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 7:50 PM.

Voting Aye: Rutford, Holl, Iverson, and Lobermeier

Voting Nay: None

Abstain: None

Absent: West

NEXT REGULAR MEETING:
MARCH 24, 2026
7:00 PM

RESOLUTION NO. 26-03-37

**RESOLUTION APPROVING AN INTERIM CONDITIONAL USE PERMIT TO
OPERATE A CANNABIS MICROBUSINESS
AT
26615 FALLBROOK AVENUE
PROPERTY ID NUMBER 21.00024.00**

WHEREAS, the City of Wyoming is a political subdivision, organized and existing under the laws of the State of Minnesota; and,

WHEREAS, the City Council of the City of Wyoming has adopted zoning and subdivision regulations, per Ordinances 2009-4 and 2010-08, including subsequent amendments, to promote the orderly, economic and safe development and utilization of land within the City; and,

WHEREAS, Hunter Fredrickson of True North RE Holdings, LLC, has applied for an Interim Conditional Use Permit to operate a cannabis microbusiness.

The property is legally described as:

That part of the South Half of the Northeast Quarter (S 1/2 of NE 1/4) of Section Nineteen (19) Township Thirty-Three (33) North, Range Twenty-One (21) West, Chisago County, Minnesota, described as follows:

Commencing at the intersection east line of said Sec. 19 with the Northerly right-of-way line of Pennsylvania Avenue, thence West 0 degrees 00 minutes, assumed bearing, along said Northerly right-of-way line 668 feet; thence South 0 degrees 00 minutes, 576 feet to the point of beginning; thence continuing South 0 degrees 00 minutes, 80 feet; thence East 0 degrees 00 minutes 525 feet, more or less, to the point of intersection with a line drawn parallel with and distant 60 feet westerly of the westerly right-of-way line of the Northern Pacific Railway Company; thence northerly, along said parallel line, 80 feet, more or less, to the point of intersection with a line that bears East 0 degrees 00 minutes from the point of beginning; thence West 0 degrees 00 minutes, along said line, 522.8 feet to the point of beginning.

Subject to and together with a 20 foot easement being 10 feet on each side of the south line of the above described parcel.

Subject to and together with any other valid easements, restrictions, and reservations.

WHEREAS, on February 23, 2026, the Planning Commission held a public hearing in accordance with the Ordinance and laws of the State of Minnesota; and,

WHEREAS, the City Council and Planning Commission have reviewed the application, as submitted, and have made the following findings of fact:

1. The use is in conformity with the development policies of the City.
2. The use will not create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
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.
4. The structure and site will have an appearance that will not have an adverse effect upon adjacent properties.
5. The use in the opinion of the City is reasonably related to the overall needs of the City and to the existing land use.
6. The use will be consistent with the purpose of this and other City Ordinances.
7. 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.
8. The use will generate only minimal vehicular traffic on local streets and shall not create traffic hazards or unsafe access or parking needs.
9. 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.
10. The establishment or maintenance of the use shall not be detrimental to the public, health, safety, or general welfare.
11. The use will not be hazardous, detrimental, or disturbing to present and potential surrounding land use due to water pollution, the production and processing facilities shall install and maintain enhanced ventilation systems designed to prevent detection of odor at or beyond the property line, fumes, general unsightliness or other nuisances.
12. The use will preserve and incorporate the site's important natural and scenic features into the development design.
13. The use will cause minimal adverse environmental effects.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Wyoming hereby **APPROVES** the Interim Conditional Use Permit, as requested by the applicant with the following conditions:

1. Development of the site shall comply with all representations of the applicant and the application materials, specifically relating to lighting, the production and processing facilities shall install and maintain enhanced ventilation systems designed to prevent detection of odor at or beyond the property line , 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.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 17TH DAY OF MARCH, 2026.

Lisa Iverson, Mayor

ATTEST:

This Document Drafted by:
The City of Wyoming
26885 Forest Boulevard
Wyoming, Minnesota 55092

Robb Linwood, City Administrator