

**AGENDA  
PLANNING COMMISSION  
CITY OF WYOMING, MINNESOTA  
MAY 12, 2026  
7:00 PM**

**CALL TO ORDER:**

**CALL OF ROLL:**

**DETERMINATION OF A QUORUM:**

**PLEDGE OF ALLEGIANCE:**

**OPEN FORUM:**

*An opportunity for members of the public to address the Planning Commission on items not on the current Agenda. Items requiring Planning Commission action may be deferred to staff for research and future Planning Commission Agendas if appropriate. You will be limited to two (2) minutes and we ask that you conduct yourself in a professional, courteous manner, and refrain from the use of profanity. Failure to abide by this policy may result in the loss of your privilege to speak.*

**APPROVAL OF MINUTES:**

1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for March 24, 2026.

**SCHEDULED PUBLIC HEARINGS:**

2. Rezoning: Z-26-001: Commercial District (C) to the Mixed Use District (MXD)  
Location: 268XX Kettle River Boulevard (adjacent to Blue Sky Animal Hospital)  
Applicant: Richard Morris of NTD-COM, LLC  
Property ID Number: 21.00012.20
3. Interim Conditional Use Permit, I-26-002 for a Cannabis Retailer  
Location: 6641 Lake Boulevard  
Applicant: Marie Vannelli of Marie Vannelli Endeavors LLC, D.B.A. Happy Daze Dispensary  
Property ID Number: 21.11069.00
4. Interim Conditional Use Permit Amendment, I-26-003 for a Cannabis Microbusiness  
Location: 7978 269th Street  
Applicant: Mathew Klein of Kind Buds Cultivars  
Owner: David Rondestvedt  
Property ID Number: 21.10353.00

**NEW BUSINESS:**

**OLD BUSINESS:**

5. City of Wyoming Cannabis Ordinance

**COMMUNICATIONS:**

**UPDATES:**

**ADJOURN**

**UPCOMING:**

**UNAPPROVED MINUTES  
PLANNING COMMISSION  
CITY OF WYOMING, MINNESOTA  
MARCH 24, 2026  
7:00 PM**

**CALL TO ORDER:**

*Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for March 24, 2026, to order at 7:00 PM*

**CALL OF ROLL:**

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

*ABSENT: None*

*Also Present: Robb Linwood, City Administrator, Kim Lindquist, City Planner, 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 March 10, 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 MARCH 10, 2026, AS SUBMITTED.**

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

**SCHEDULED PUBLIC HEARINGS:**

**NEW BUSINESS:**

- 2. Sketch Plan: D-26-001  
Location: No Address/PID Only  
Applicant/Owner: JKJ Property Management/Chris Mastell  
Property ID Number: 21.10518.00**

City Planner Lindquist gave an overview of the proposed Sketch Plan from JKJ Property Management to subdivide a vacant parcel into 2 buildable parcels, along with 2 outlots for a future

residential development along Highway 8. She explained that the property is zoned for Rural Residential (R1), but is guided for Mixed Use to the north and Commercial on the south side. She noted that staff felt the biggest discussion point was around what they anticipate will happen on the outlots and recommended that the Commission provide some direction to the applicant in terms of the expectations of where the City sees the remainder of the site going, if they support the request for 2 residentially buildable lots.

Commissioner Rutford stated that commercial property along Highway 8 and thinks that it would be considered prime real estate on the north side as well for companies.

Chair Lobermeier stated that the north side of Highway 8 is guided for Mixed Use, which could still have commercial uses, and agreed that it would have a higher use than low-density residential use. He stated that he kind of sees the entire Highway 8 corridor as being commercial, where they are able to make it work.

Commissioner West stated that with the Mixed-Use guidance, she had assumed that the property would be divided and have residential use to the north and commercial use closer to Highway 8.

Chair Lobermeier asked if Heath Avenue would remain as a crossing with the future Highway 8 plans and what the access points would be for these parcels.

City Administrator Linwood stated that there will be some changes in the configuration of Heath Avenue and displayed the most recent plans.

Chris Mastell, Applicant, gave a brief overview of his understanding regarding the future Highway 8 plans and how they would affect this property.

Commissioner Iverson asked about Outlot A and asked if it would be mostly buildable.

Commissioner Holl explained that he had been to the site and felt it looked compatible and noted that there were houses right across the road.

Chair Lobermeier explained that a Sketch Plan was a time for the applicant to listen to feedback from the City on their plans, and encouraged them to pay close attention to the things staff had touched on in their review.

**3. Sketch Plan: Sunrise Riverbank Property: Outlot A, Sunrise Riverbank**

Location: No Address/PID Only

Applicant/Owner: Sunrise Riverbank Properties/Richard Morris

Property ID Number: 21.10302.33

City Planner Lindquist explained that this item was also a Sketch Plan, with the goal of the City offering feedback on the proposed plans. She noted that this was more in-depth than the previous item in terms of potential issues and concerns. She stated that the City needed to have a lot more information before it could sink its teeth into it. She reviewed the proposal that had already been reviewed by the City, concerns that were raised about the proximity of the entrance to Viking Boulevard/Kettle River Boulevard, and the change to a cul-de-sac to address those concerns. She noted that there is still a fair amount of traffic-related interests from staff that they felt warranted a traffic study to have 'real' numbers and not just estimates. She explained that staff felt that they also needed to understand the wetlands better. She briefly reviewed what she felt were the next tier of concerns that will need to be addressed by the applicant related to utilities and ordinance compliance.

Commissioner Rutford asked about the cul-de-sac plans and noted that he felt this approach was putting a Band-Aid on the problems in the area.

City Planner Lindquist explained that by the restaurant, they would remove the curb cut on the west end, and all the access to the restaurant would go on the east end.

Commissioner Rutford asked if any of the traffic information was tied to any of the work done by Pinehaven. He noted that he sees the potential for some clashes in the fall when their large event season happens, and overall traffic problems. He briefly mentioned some of the things that Linwood was planning in the future that could also affect the traffic in the City and explained that he felt the City needed to keep those things in mind as well.

Chair Lobermeier stated that the staff report referenced things the County was studying in the area. He stated that he had questioned whether there may be some kind of more cooperative effort, and to look at this more comprehensively. He stated that he would like all parties to look at this and come up with a comprehensive solution, and not just one here and one there, to make it so it doesn't just impact one property owner/business.

Commissioner West noted that the City was looking for this type of expansion in the City and felt this proposal gives the opportunity to the City to really evaluate the area, and noted that Kettle River Boulevard has been a problem for a long time.

Commissioner Iverson stated that he agreed that there needed to be a holistic approach that takes into account all the impacted parties.

Richard Morris, Applicant, stated that he didn't disagree with any of the statements made by the Commission and reminded the Commission that they have been working on this for years and have been talking about traffic the whole time. He stated that they felt their proposal provided a nice entry point to the City, but noted that every one of their components is a potential traffic problem. He noted that they had done a traffic study with an Environmental Assessment Worksheet (EAW), but they can update it with the new information. He assured the Commission that they had a keen eye on the traffic concerns and were very sensitive to them, but believed that they would be able to be reasonably resolved. He explained that they were very excited about this project, but understood the concerns being shared by the City and assured the Commission that they were listening.

Commissioner Holl noted that the north corridor is the last that hasn't been developed. He stated that there will be more people and more cars, which is something they will have to get used to. He noted that he felt they just needed to get everything dialed in and stated that Wyoming wasn't going to be the little farm town that it used to be because it was going to grow over the next 10-20 years.

#### **4. City of Wyoming Cannabis Ordinance**

Chair Lobermeier reminded the Commission that he had asked staff to put this on tonight's agenda after the last meeting, where they had recommended approval of a new cannabis business, which brings the number up to 2 or 3 that the City has acted on. He stated that after some of the things discussed regarding how this fit into the City's Comprehensive Plan and mechanical controls for odor, he felt it would be a good idea for the Commission to take another look to see if there was anything still needed within the ordinance. He stated that before the Commission began its discussion, a member of the audience had requested to speak to the Commission on this item.

Pat Kolb, 25691 Goldfinch Avenue, referenced registration requirements, which stated that there would be one registration for the businesses, and asked if it would be per person or for the entirety

of the City.

City Administrator Linwood stated that it would be for the entirety of the City, not excluding the possibility that the City could decide to have a municipal business, and explained that, based on State Statute, the City needs to allow 1 retail cannabis business.

Chair Lobermeier noted that the State had handed cities a model ordinance, which only had a few changes that could be made by the City. He stated that much of what residents see within the ordinance, the City has no choice about, and stated that one of the requirements was related to the number of businesses that need to be allowed, per capita.

Mr. Kolb asked if the City had already approved a retail cannabis business and if they were licensed.

Chair Lobermeier noted that he wasn't sure if they had a license yet.

City Administrator Linwood explained that the Commission had recommended approval of a CUP for a location for a retail license, but his understanding from the property owner associated with that application is that it would not be moving forward. He stated that the property in question is back on the market, and the City was not aware of any other retail locations at present.

Chair Lobermeier clarified that the City was not the licensing body for a cannabis business because they were issued by the State, but the City does have a say where they can have the business within the City that would be consistent with the City's zoning ordinance, and also some control over the hours of operation.

Mr. Kolb referenced some of the other information he had read regarding synthetic cannabinoids, which he found a bit alarming, and shared examples of situations where he felt the City was opening itself up to be sued.

City Administrator Linwood explained that this was another example of something that the City was required to allow within its ordinance and did not have control over.

Chair Lobermeier stated that he appreciated the thoughts shared by Mr. Kolb on this issue. He moved the conversation onto the Commission discussion of the model ordinance and which components the City had control over. He stated that their past discussion was that they wanted to see cannabis businesses located in either Agricultural or Industrial zoning districts. He stated that the most recent 2 applications have been a little less than straightforward to him and gave a brief overview of those applications. He explained that the reason he had asked this to be put back on the agenda was to take the temperature of the Commission and see if they were comfortable with how things had gone with the 3 applications they have received. He noted that he was disappointed at the last meeting primarily because of the opinion from the City Attorney that the Comprehensive Plan guidance could not be used as a reason to deny a request for this type of use. He shared the recent example that met the zoning requirements, but did not meet what the Commission had expected to go into the property. He asked if there may be some wiggle room for changes or conditions that could be included that may allow more discussion about how the Comprehensive Plan fits into the picture or even controls over things like technology to deal with odor control, especially when these businesses end up in places where the City didn't really think it was going to go.

Commissioner West suggested that the Commission should think about where they would be comfortable with a pot shop being located, because the State says that they have to allow one.

The Commission discussed the availability of cannabis products at gas stations; traffic; the advantages of having these businesses out in more rural areas where there may not be as many eyes on it; similarity of cannabis businesses to liquor stores; possible limitations that can be put on cannabis business uses other than retail; potential problems with trying to be too restrictive;

examples of odor ordinance language; who would handle enforcement for odors; possible restrictions that could be considered; and ensuring that the City could revoke a permit if they were not complying.

Chair Lobermeier asked staff to add this discussion to their next agenda so they can have a deeper discussion on whether this use belongs in both Agricultural and Industrial.

**OLD BUSINESS:**

**COMMUNICATIONS:**

City Administrator Linwood noted that Zoning Administrator Weck would be back for the next Planning Commission meeting.

**UPDATES:**

**A MOTION WAS MADE BY COMMISSIONER WEST, SECONDED BY COMMISSIONER IVERSON, TO ADJOURN THE MARCH 24, 2026, "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 8:14 PM.**

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

**CITY OF WYOMING  
PLANNING AND ZONING**

<b>TO:</b>	<b>Planning Commission</b>
<b>DATE</b>	<b>5/5/2026</b>
<b>MEETING DATE:</b>	<b>5/11/2026</b>
<b>FROM:</b>	<b>Kim Lindquist, City Planner Fred Weck, Zoning Administrator</b>
<b>RE:</b>	<b>Rezoning from Commercial to Mixed Use</b>
<b>APPLICANT:</b>	<b>NTD-Com LLC</b>
<b>PROPERTY OWNER:</b>	<b>NTD-Com LLC</b>
<b>PROPERTY:</b>	<b>21.00012.20</b>
<b>FILE NO.:</b>	<b>Z-26-001</b>

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**OVERVIEW**

The applicant, NTD-Com LLC, is requesting a rezoning of the site from the current C-Commercial zoning to MUD-Mixed Use District. The map amendment will result in the site being consistent with the other parcels comprising the Sunrise Riverbank Commercial project, generally located north and west of the subject property. The Planning Commission recently reviewed the commercial sketch plan for the project which has since been revised and will be coming before the Commission soon. This parcel, along with the adjoining parcels, will be the location for the Sunrise Riverbank commercial development and will contain a mix of high density residential and commercial uses, including a gas station.

**REZONING**

The applicant is requesting the property be rezoned to be consistent with the future project development which will be a mixed-use project rather than commercial only. The zoning ordinance recommends the following five factors be considered when reviewing a zoning ordinance or zoning map amendment.

1. Whether the amendment will create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
2. Whether the amendment is sufficiently compatible so that existing development will not be depreciated in value and there will be no deterrence to development of vacant land.
3. The amendment in the opinion of the City is reasonably related to the overall needs of the City.
4. The amendment is consistent with the intent and purposes of the zoning ordinance.
5. The amendment will not cause traffic hazards or congestion.

Staff believes the rezoning of the one-acre parcel will comply with the standards for rezoning. While the larger Sunrise Riverbank project may prompt traffic and congestion concerns, those issues will be evaluated during review of the entire commercial project. It is reasonable, and necessary given the proposed layout,

to incorporate the vacant subject property into the future mixed-use development which prompts the need for rezoning.

### **STAFF RECOMMENDATION**

Staff recommends rezoning of parcel 21.00012.20 from C-Commercial to MUD-Mixed Use Development based upon the following findings of fact:

1. The map amendment will not create excessive demand on public facilities and utilities.
2. The map amendment is compatible with the vacant properties to the north and west and will be incorporated into development of those sites.
3. The map amendment is consistent with the intent and purposes of the zoning ordinance.



**City Of Wyoming**  
 26885 Forest Blvd, PO Box 188  
 Wyoming, MN 55092  
 Phone (651) 462-4947  
 permits@wyomingmn.org

**LAND USE APPLICATION: ORDINANCE AMENDMENT**

This application initiates a request to change the text of a city ordinance or to change the boundaries of a zoning district (rezoning). Any person owning real estate within the city may initiate an ordinance amendment request.

Property Address: UNASSIGNED - KETTLE RIVER BLVD.

Applicant(s): Name(s) NTD-COM LLC - RICHARD MORRIS  
 Address 7380 FRANCE AVENUE SOUTH, SUITE 250  
 City EDINA State MN Zip 55435  
 Phone Number [REDACTED] Email [REDACTED]

Owner(s) - If other than Applicant(s):  
 Name(s) (SAME AS APPLICANT)  
 Address \_\_\_\_\_  
 City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_  
 Phone Number \_\_\_\_\_ Email \_\_\_\_\_

Owners(s) Signature(s) [Signature] Date 4-16-26

Legal description of property (if rezoning) OR proposed text amendment (attach additional pages if necessary):

PART OF THE NE 1/4 OF SECTION 19, TOWNSHIP 33, RANGE 21

Present use of property: VACANT

Property Identification Number(s): R.21.00012.20

Present Zoning District: COMMERCIAL Proposed Zoning District: MIXED USE DISTRICT

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

1. Stated reason for requested change
2. Statement of compatibility to the City Comprehensive Plan
3. Text of the portion of the existing ordinance to be amended (If applicable)
4. Proposed amended text and statements outlining any other effects that the amendment may have on other areas of this ordinance
5. Additional information as may be requested by the Planning Commission - Rezoning requests will require a map of the area to be rezoned
6. The application fee and escrow must be paid at the time of application.

A public hearing can be scheduled only after a complete application has been received.

Applicant(s) Signature(s) [Signature] Date 4-16-26

As the applicant for this request, I agree to reimburse the City for all expenses incurred by the City in employing planning, engineering, legal, and other professional consultants in reviewing this application. This may include the replenishment of any escrow funds as required as part of this application. Such costs shall be paid by me, the applicant, regardless of the outcome of the review and prior to commencing any work on the project. Article V, Division 9, Zoning Amendments, is attached to this application. By signing this application, the applicant acknowledges that it has been read and understood.

OFFICE USE ONLY

Application # 2-26-001

Date Complete Application Received 4/20/26

Fee: \$220.00 + Escrow \$750.00  
Revised 01/24/23

Date Application Received 4/20/26

60 Days 6/18/26

Date Paid 1/1

email on 4/21/26

By: [Signature]  
Official

Check # 5545

**CITY OF WYOMING  
PLANNING AND ZONING**

<b>TO:</b>	<b>Planning Commission</b>
<b>DATE</b>	<b>5/5/2026</b>
<b>MEETING DATE:</b>	<b>5/12/2026</b>
<b>FROM:</b>	<b>Kim Lindquist, City Planner Fred Weck, Zoning Administrator</b>
<b>RE:</b>	<b>Interim Use Permit for Retail Cannabis</b>
<b>APPLICANT:</b>	<b>Marie Vannelli for Marie Vannelli Endeavors LLC</b>
<b>PROPERTY OWNER:</b>	<b>Damarco LLC</b>
<b>PROPERTY:</b>	<b>6641 Lake Blvd</b>
<b>FILE NO.:</b>	<b>I-26-002</b>

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**OVERVIEW**

The applicant, Marie Vannelli, representing Marie Vannelli Endeavors LLC, has applied to locate into the existing (approx.) 2,400 square foot building at 6641 Lake Boulevard. The applicant has obtained a license through the Office of Cannabis Management (OCM) that allows businesses to start reaching out to cities to secure locations. The proposed use is cannabis retail that will provide retail sales of legal cannabis products to adults ages 21 and over. Per the adopted Ordinance No. 2024-01 Sec. 5 a commercial cannabis retailer is permitted as an interim use in the C-Commercial District. For the Commission’s information, it is also permitted as an interim use in the following zoning districts:

1. Central business (CBD)
2. Office and Health Care (OHC) District
3. Mixed Use (MXD) District.

The property is currently developed as a commercial site and has 6 parking stalls in the front, along Hwy 8. The entire site is 2.83 acres, although a significant portion of the parcel is located within the Hwy 8 right of way and boulevard. Per Sec. 40-682 of the ordinance parking standards, retail and sales require 5 spaces per 1000 sq. ft. of gross floor area and 1 space for each additional 50,000 sq feet of gross floor area. Under the ordinance, ten spaces would be required on the site, meaning the applicant would have to add an additional 4 stalls.

The applicant has included a preliminary layout of the building’s interior including; a garage, vault for storage, conference room, reception area, office, and open office area. It is recommended that the interim use permit expire upon sale of the business, change in ownership or revocation of the license through the Office of Cannabis Management. This site has received prior approvals for a different Cannabis operation and for a pet daycare. For reasons unrelated to the City approval process they are not moving forward. The City should formally take action to revoke those permits so multiple approvals are not issued for one site.

## **SITE CHARACTERISTICS**

The property is approximately 2.83 acres and is comprised of one tax parcel. It is located at the intersection of Hwy 8 and Greenway Ave. in the northeast corner. The building is in the north, with parking in front of the building. Access to the site is from Greenway Ave; no access is anticipated from Hwy 8. The applicant does not anticipate any changes to the site except for interior improvements and exterior painting.

## **STAFF RECOMMENDATION**

Based upon the requirements of Ordinance NO. 2024-01. City Code Sec. 40-682 Staff is recommending approval of an Interim Use Permit for the proposed cannabis retail which will provide retail sales of legal cannabis products to adults ages 21 and over based upon findings of fact and subject to the following conditions.

1. The applicant shall maintain all site vegetation at the rear of the site along property lines.
2. The applicant shall install the additional 4 parking stalls to come into compliance with Ord. 40-682.
3. The property needs to comply with all applicable local, state and federal regulations necessary for operation of a retail cannabis business including meeting all zoning ordinance requirements.
4. The IUP will terminate upon sale of the property, a change in business ownership or if the applicant does not maintain their license through the Office of Cannabis Management.

## **STAFF REVIEW**

### General Comprehensive Plan and Zoning Review

The Commercial (C) district is designed and intended to promote the development of retail and service businesses that require volumes of automobile traffic. This district encourages many uses that reinforce and complement uses permitted in the (CBD) district. The subject property is zoned Commercial and is guided for commercial use.

The zoning and surrounding guided uses are as follows:

- North** – C - Commercial
- South** – R2 – Rural Residential 2
- West** – C – Commercial
- East** – R2 – Rural Residential 2

### Conditional Use Permit Standards

Chapter 40, Article V, Division 6, Conditional Use Permits, Section 40 – 112, sets forth the general standards that shall be met in order to grant a CUP. Granting a Conditional Use Permit is required for commercial business use in the C-Commercial zoning district. These standards, along with four additional conditions, must be met for approval of an interim use permit. 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 commercial zoning designation and is allowed as an Interim use in the commercial 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 compatible with adjacent land uses as the site is already developed as a commercial property. The property immediately adjacent to the east is also commercial. There is residential development in the south, to the rear of the site, although the residence is located in the central portion of the site and is approximately 490' away from the building and approximately 250' from the rear property line.*
4. The structure and site will have an appearance that will not have an adverse effect upon adjacent properties.  
**Response:** *The site is already developed, and the applicant does not propose any changes to the site apart from minor interior and exterior updates, including an increase in the number of parking stalls.*
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 commercial retail is consistent and compatible with the character of the commercial zoning.*
7. The use will generate only minimal vehicular traffic on local streets and shall not create traffic hazards or unsafe access or parking needs.  
**Response:** *The anticipated use will generate reasonable traffic for a commercial use. The site gains access from Greenway Ave and Hwy 8, which is designated for higher traffic volumes. Parking is on site and there is additional area to install an additional 4 parking spaces as required for condition of approval.*
8. Existing businesses nearby will not be adversely affected because of the curtailment of customer trade brought about by intrusion of noise, glare, or general unsightliness.  
**Response:** *The proposal does not impact existing nearby businesses.*
9. The establishment or maintenance of the use shall not be detrimental to the public, health, safety, or general welfare.  
**Response:** *The operation of the commercial business should not be detrimental to the public health, safety, or general welfare.*
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. Vegetation along the rear property lines will be maintained so as to screen from surrounding properties.*

11. The use will preserve and incorporate the site's important natural and scenic features into the development design.

**Response:** *The site has some existing vegetation in the rear of the site, along the property lines. That vegetation should be maintained, and it is a condition of approval.*

12. The use will cause minimal adverse environmental effects.

**Response:** *The proposal should not cause any adverse environmental effects to the site.*

#### Interim Use Permit Standards

Chapter 40, Article V, Division 6, Interim Use Permit, Section 40 – 112, sets forth the general standards that shall be met in order to grant an IUP. Granting of an Interim Use Permit is required for Cannabis Retail use in the C-Commercial 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.*

2. Whether a date or event for the termination of the use can be identified with certainty.

**Response:** *The application did not provide a termination date. Staff is 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 CUP and IUP standards for approval.

#### Next Steps

The City Council will review the Planning Commission's Interim Use request 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: 6641 LAKE BLVD  
 Applicant(s): Name(s) Marie Vannell; Marie Vannell: Endeavors LLC  
 Address 4495 LAKE Ave S APT 220  
 City White Bear Lake State MN Zip 55110  
 Phone Number [REDACTED] Email [REDACTED]

Owner(s) - If other than Applicant(s):  
 Name(s) DAMARCO LLC  
 Address 857 8th Ave SE  
 City Forest Lake State MN Zip 55025  
 Phone Number \_\_\_\_\_ Email \_\_\_\_\_

Owner(s) Signature(s) [Signature] Date 4/20/26

Legal description of property: LOT 2, BLOCK 1, Palmer Heights

Property Identification Number: R.21. 11069.00 Present Zoning: Retail

Present use of property: Retail

Proposed use of property: Cannabis Retail Store

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: UPON Sale of Business

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

- A detailed site plan showing the following information from Sec. 40 - 111, A-K also including:
- a. 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
  - b. 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
  - c. Landscaping and Screening in accordance with Article VII, Divisions 14 & 26
  - d. Lighting Plan in accordance with Article VII, Division 15
2. A letter explaining the proposed use and how it will be operated
  3. A completed Conditional & Interim Use Permit Worksheet
  4. 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.
  5. 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
  6. 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.
  7. Any other information deemed necessary by the Zoning Administrator or Planning Commission

Applicant(s) Signature(s) Marie Vannell Date 4/20/2026

*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 4/20/26 Application # I-26-002 Date Application Received 4/20/26  
 60 Days 6/19/26 By: [Signature]  
 Fee: \$220.00 + Escrow Date Paid 4/20/26 Check # 8160  
 Escrow - Commercial is \$1,000.00 & Residential is \$750.00

# CONDITIONAL & INTERIM USE PERMIT WORKSHEET

Applicant: Marie Vannelli / Marie Vannelli Endeavors LLC

Address: \_\_\_\_\_

Type of Business: Retail Cannabis Store

Business name: DBA: HAPPY DAZE DISPENSARY

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: \_\_\_\_\_
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: \_\_\_\_\_
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: \_\_\_\_\_
4. Will the structure and site have an appearance that will not have an adverse effect upon adjacent properties?  
 Yes    No   Explain: \_\_\_\_\_
5. Is the proposed use reasonably related to the overall needs of the City and to the existing land use?  
 Yes    No   Explain: \_\_\_\_\_
6. Will the proposed use be consistent with the purpose of the Zoning Ordinance and other City Ordinances?  
 Yes    No   Explain: \_\_\_\_\_
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: \_\_\_\_\_
8. Will the proposed use generate only minimal vehicular traffic on local streets?  
 Yes    No   Explain: \_\_\_\_\_
9. Will the proposed use create traffic hazards or unsafe access or parking needs?  
 Yes    No   Explain: \_\_\_\_\_
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: \_\_\_\_\_
11. Will the establishment or maintenance of the proposed use be detrimental to the public health, safety or general welfare?  
 Yes    No   Explain: \_\_\_\_\_
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: \_\_\_\_\_
13. How will the proposed use preserve and incorporate the site's important natural and scenic features into the development design?  
 Yes    No   Explain: NO CHANGES TO BUILDING
14. Will the proposed use cause adverse environmental effects?  
 Yes    No   Explain: \_\_\_\_\_

Application # \_\_\_\_\_

# Proposed Interim Use Description – Wyoming Project

**Address:** 6641 Lake Blvd, Forest Lake, MN

**Proposed Use:** Retail Marijuana Dispensary

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## Narrative:

The applicant proposes to operate a **state-licensed adult-use marijuana dispensary** at the commercial property located at **6641 Lake Blvd, Forest Lake, MN**. This interim use will fully comply with **Minnesota Statutes Chapter 342**, applicable rules adopted by the **Office of Cannabis Management**, and all **local ordinances and licensing requirements** established by the City of Forest Lake.

The dispensary will provide **retail sale of legal cannabis products** to adults aged 21 and over. All products sold will be sourced, tested, stored, labeled, and tracked in accordance with state regulations. The use will not include cultivation, manufacturing, or on-site consumption.

---

## Operations and Compliance:

- **Hours of Operation:**  
Follow City Ordinance
  - **Security:**  
The business will implement a robust security program using **Verkada alarm and camera systems** and **360 Security** for active surveillance and alarm monitoring. The building will comply with state security requirements (MN Rule 9810.1500), including restricted access, intrusion alarms, and storage protocols.
  - **Point of Sale and Transaction Safety:**  
Transactions will be securely processed using the **Dutchie POS system**, providing encrypted financial tracking, age verification, and compliant recordkeeping.
  - **Neighborhood and Public Safety:**  
Exterior lighting, security monitoring of parking areas, and regulated customer access will ensure minimal impact to the surrounding neighborhood and public right-of-way. No outdoor product display, advertising targeting minors, or loitering will be permitted.
  - **Parking and Access/Lighting**  
Existing on-site parking will be utilized. Traffic patterns will not significantly change, and the business will coordinate with local traffic management as needed. Lighting to meet all City specifications.
-

# Ensuring Safety and Compliance – Our Security Strategy

## Comprehensive Surveillance System

- 24/7 Monitoring**  
Continuous video surveillance covering all areas
- High-Definition Cameras**  
Utilization of high-resolution cameras to capture clear footage
- Data Retention**  
Secure storage of footage for a minimum of 90 days

## Controlled Access Panels

- Electronic Access Control**  
Implementation of electronic locks with individual credentials for staff, ensuring only authorized personnel access restricted areas.
- Real-Time Tracking**  
Monitoring and recording of entry and exit times to maintain a detailed access log.
- Emergency Lockdown Capability**  
Ability to remotely secure the facility in case of a security threat

## Alarm & Intrusion Detection

- Professionally Monitored Systems**  
Installation of alarms that detect unauthorized entry and fire hazards, with immediate alerts to law enforcement
- Redundant Power Supply Systems**  
designed to remain operational during power outages

## Secure Storage Solutions

- Reinforced Vaults**  
Use of high-security vaults for storing cannabis products, minimizing theft risk.
- Inventory Management**  
Regular audits and real-time tracking to prevent diversion and ensure product integrity.

## Employee Training & Protocols

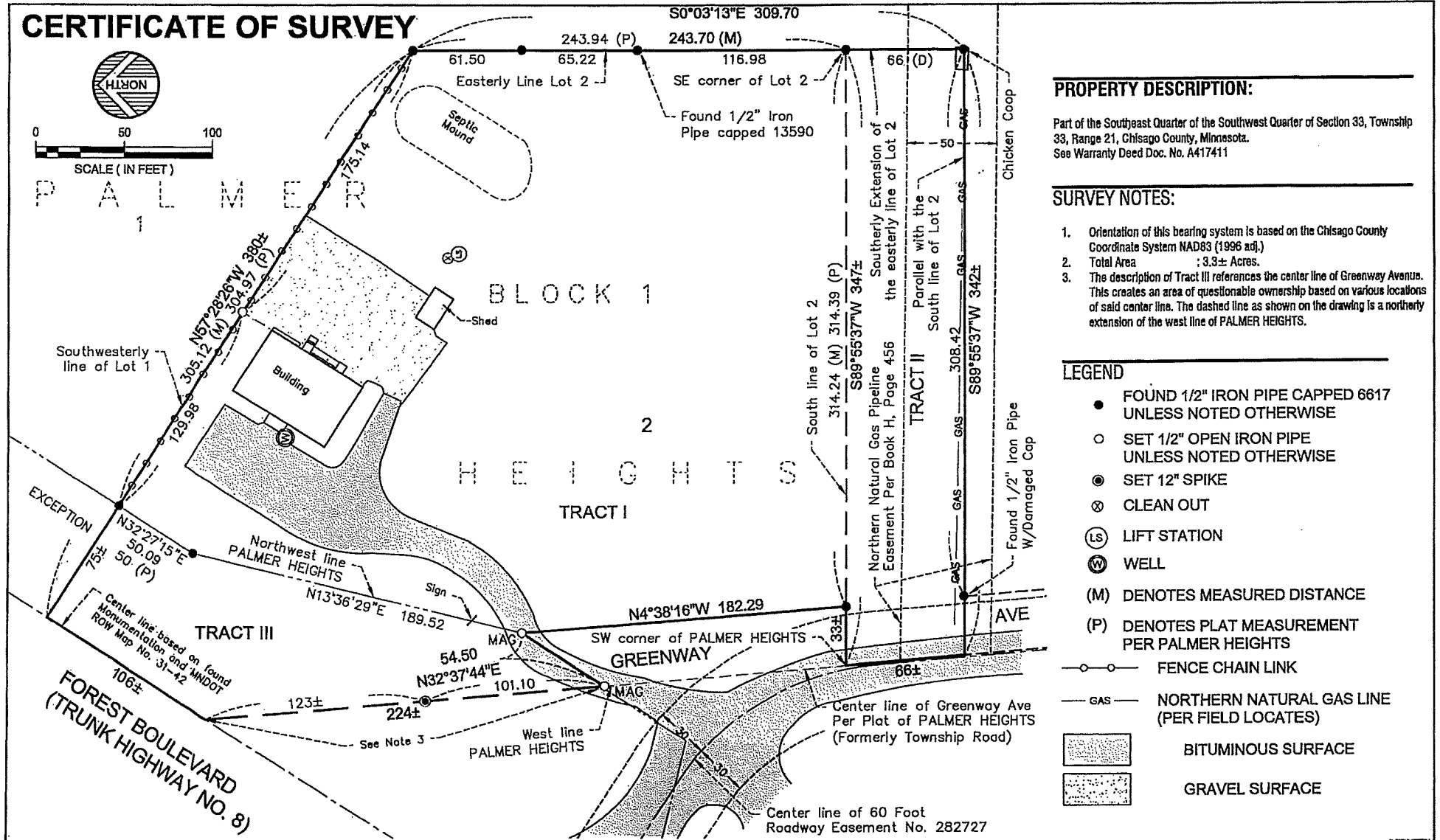
- Comprehensive Training**  
Regular security training sessions for all staff members to ensure adherence to protocols.
- Emergency Response Plans**  
Established procedures for various scenarios, ensuring preparedness and swift action when needed.

# CERTIFICATE OF SURVEY



0 50 100  
SCALE (IN FEET)

P A L M E R  
1



## PROPERTY DESCRIPTION:

Part of the Southeast Quarter of the Southwest Quarter of Section 33, Township 33, Range 21, Chisago County, Minnesota.  
See Warranty Deed Doc. No. A417411

## SURVEY NOTES:

- Orientation of this bearing system is based on the Chisago County Coordinate System NAD83 (1996 adj.)
- Total Area : 3.3± Acres.
- The description of Tract III references the center line of Greenway Avenue. This creates an area of questionable ownership based on various locations of said center line. The dashed line as shown on the drawing is a northerly extension of the west line of PALMER HEIGHTS.

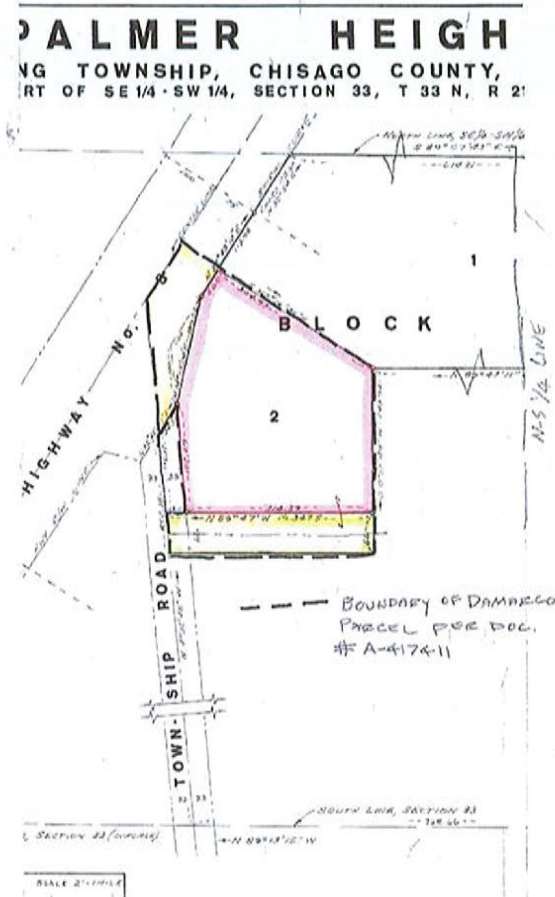
## LEGEND

- FOUND 1/2" IRON PIPE CAPPED 6617 UNLESS NOTED OTHERWISE
- SET 1/2" OPEN IRON PIPE UNLESS NOTED OTHERWISE
- ⊙ SET 12" SPIKE
- ⊗ CLEAN OUT
- Ⓛ LIFT STATION
- Ⓜ WELL
- (M) DENOTES MEASURED DISTANCE
- (P) DENOTES PLAT MEASUREMENT PER PALMER HEIGHTS
- FENCE CHAIN LINK
- GAS — NORTHERN NATURAL GAS LINE (PER FIELD LOCATES)
- ▨ BITUMINOUS SURFACE
- ▩ GRAVEL SURFACE

DATE:	DATE:	AMENDMENTS:	BY:	PREPARED FOR:
January 2011				DAMARCO, LLC
SCALE:	AS SHOWN			
DRAWN BY:	JRM			
CHECKED BY:	RLJ			
FILE NUMBER:	2020-11977			

**WIDSETH**  
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

Photos Map Virtual tour



No Modifications To Existing Structure or Drainage

Plat sketch. Lot 2 and area highlighted in yellow at Highway 8 is part of this property. The yellow parcel on the South side is 'not included' in the sale.

Additional scan the sale.

Request a showing

\$850,000

Est. payment \$5,719 /mo

Get pre-approved

(125,000) 08/15/2025

6641 Lake Boulevard  
Forest Lake, MN 55025

Active Contingent | MLS# 5690815

Other

Listed by: Edina Realty, Inc.

Greg & Terri Shaleen

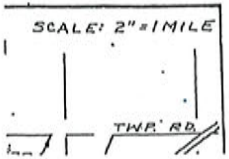
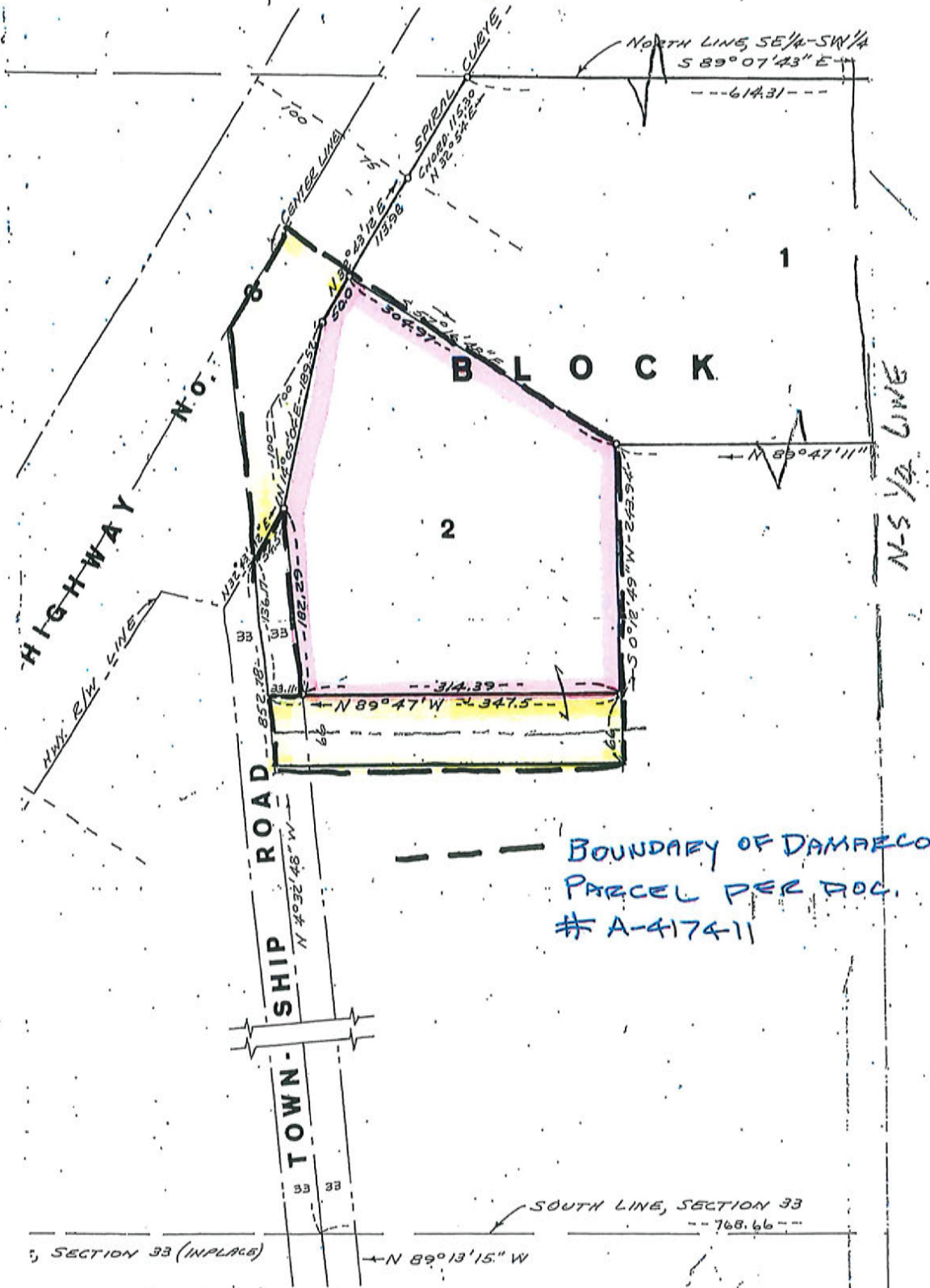
This website uses cookies and collects information to enhance user experience, analyze performance and traffic on our website, and for other reasons set forth in our privacy policy. We may share this information with third parties such as our social-media, advertising, and analytics partners. By clicking "Accept Cookies" or continuing to use this website or any of its features, you are accepting our cookies and [Privacy Policy \(https://www.edinarealty.com/privacy-policy\)](https://www.edinarealty.com/privacy-policy)

Cookie Preferences

Accept Cookies

# PALMER HEIGHTS

NG TOWNSHIP, CHICAGO COUNTY,  
RT OF SE 1/4 - SW 1/4, SECTION 33, T 33 N, R 21



Scale: 1 inch = 100 feet

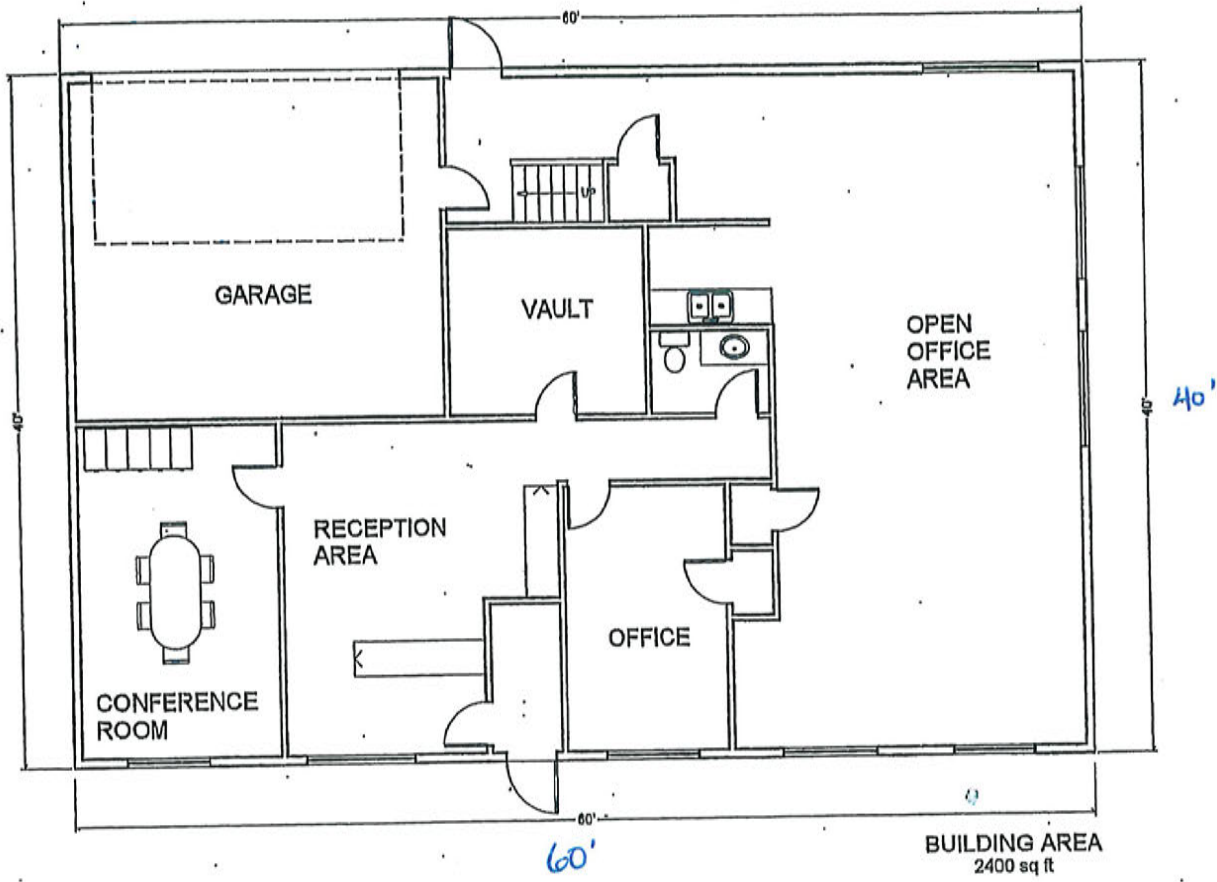
# Damarco LLC

Date: 11/13/2019 Time: 3:21:59 PM



These data are provided on as "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.





**CITY OF WYOMING  
PLANNING AND ZONING**

<b>TO:</b>	<b>Planning Commission</b>
<b>DATE</b>	<b>05/06/2026</b>
<b>MEETING DATE:</b>	<b>05/12/2026</b>
<b>FROM:</b>	<b>Kim Lindquist, City Planner Fred Weck, Zoning Administrator</b>
<b>RE:</b>	<b>Cannabis Microbusiness</b>
<b>APPLICANT:</b>	<b>Matthew Klein for Kindbud’s Cultivars</b>
<b>PROPERTY OWNER:</b>	<b>David Rondestvedt</b>
<b>PROPERTY:</b>	<b>7978 269<sup>th</sup> St. Chisago City, MN</b>
<b>FILE NO.:</b>	<b>I-26-003</b>

---

**OVERVIEW**

The applicant, Matthew Klein, representing Kindbud’s Cultivars, has requested an amendment to his previously approved Interim Use Permit. He is modifying operational aspects of the plan while continuing to propose the same use, a Cannabis Microbusiness located at 7978 269<sup>th</sup> St. The property is currently zoned Agriculture (A), and the entire site is approximately 5.01 acres. The prior approval included two greenhouses and a storage/processing/manufacturing trailer. The current proposal adds two more greenhouses and some outdoor growing space immediately adjacent to the greenhouses, with all located within the fenced area.

The applicant has obtained preliminary approval of a license to cultivate and manufacture cannabis through the Office of Cannabis Management (OCM) that allows businesses to start reaching out to cities to secure locations. The proposed use is an agricultural cannabis microbusiness with cultivation and manufacturing that will provide the cultivation of legal cannabis products to adults ages 21 and over. Kindbud’s Cultivars will not have additional employees except for the owner/operator except during the harvest time. He anticipates one other employee during the 5-7 day harvest. Per the city’s zoning ordinance Article 6 Division 2 Sec. 40-173 a cannabis microbusiness is allowed as an interim use in the Agriculture (A) district.

**SITE CHARACTERISTICS**

The property is approximately 5.01 acres and is comprised of one tax parcel and located along 269<sup>th</sup> St. The property currently has one single family home with four proposed greenhouses and a building for storage/processing/manufacturing with a fence on the west end of the parcel. There will also be an outdoor cultivation area west and north of the greenhouses. The applicant does not anticipate any changes to the site apart from the addition of the five new structures and a security fence surrounding the cannabis operation. It would appear, based upon the aerial, that some vegetation may need to be removed to allow for installation of the structures and growing field.

## **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 amended Interim Use Permit for the proposed cannabis microbusiness which will provide cultivation, manufacture and sales of legal cannabis products to adults ages 21 and over based upon the findings of fact and subject to the following conditions:

1. The applicant shall adhere to all setback requirements for the Agriculture (A) district.
2. Development of the site must comply with all representations of the applicant and the application materials, specifically relating to lighting, odor, water use and employee count and provide proper maintenance of the systems to ensure compliance.
3. The property needs to comply with all applicable local, state and federal regulations necessary for operation of a cannabis microbusiness including meeting all zoning ordinance requirements.
4. The IUP will terminate upon sale of the property, a change in business ownership or if the applicant does not maintain his license through the Office of Cannabis Management.
5. The trailer building shall comply with appropriate building code requirements.
6. Site development will include up to four greenhouses and outdoor planting field all located within a security fence.

## **STAFF REVIEW**

### General Comprehensive Plan and Zoning Review

The Agriculture (A) district is designed and intended to provide areas to be utilized for agriculture and rural residential uses. The subject property is zoned Agriculture and is guided for agricultural use.

The zoning and surrounding guided uses are as follows:

**North** – A – Agriculture  
**South** – A – Agriculture  
**West** – A – Agriculture  
**East** – A – Agriculture

### **Application Review**

A site plan indicates that there will be four greenhouses installed on the northwestern portion of the site, all will be double walled greenhouses of 30' x 100'. The manufacturing building is smaller at 10' x 40'. The manufacturing building was proposed as a trailer in the prior submittal and the applicant has not modified that part of the application. Consistent with the prior review, because the proposal is in the agricultural zone, a metal building is acceptable but does need to meet building code requirements. A security fence will encompass the cultivation area, with security and interior building lighting. The prior fencing area was 275' x 275' with two gates in the east. In measuring the site, and the location of the greenhouses and fields, it would appear that the prior approved fenced area can also contain the newly proposed activities. Regardless of size, the applicant should be securely fencing in all cannabis activity areas.

The applicant has provided information about operational issues such as lighting, odor and water use. A site plan and pictures of the greenhouses had also been provided for the Commission and Council's use. This information has not changed from the prior application.

### Lighting

The applicant's exterior lighting will be comprised of energy efficient LED lights that are dark skies certified (low light pollution standard) and will be placed near the entrance of the office trailer and entrance gate within the fencing. Motion sensor lights that are also dark skies certified will be placed about the property and will have high detection parameters, so they won't be activated by small animals and moving tree limbs. All lighting must be downward directed, and the light source cannot be visible from any public way.

The applicant indicates that internally, the greenhouse lighting will adjust intensity based upon light sensor data. They indicate that plants are on a 12- or 18-hour cycle, where the off times are blacked out to manipulate flowering cycles. Kindbud's Cultivars facility uses mixed light greenhouses. This system is on a timer that can be adjusted remotely that rolls up or lowers dark plastic from a system that runs along the spine of the internal greenhouse structure. They have provided a website link for interested parties to review: [Internal Light Deprivation Greenhouse Walkthrough](#). The video does not show much information about the blackout curtain but the materials in the application illustrate a cut-away which shows how the blackout materials work.

### Odor Mitigation Plan

The odor control associated with the greenhouse operations are the same as what was reviewed in 2025. The information is listed below.

However, one of the main differences between this proposal and the 2025 proposal is the outdoor growing component. In prior conversations at the Commission and Council level, odor has been one of the main concerns. It is recognized that agricultural products, not just cannabis, can create odors that permeate into adjoining properties. To counter some odor concerns, the applicant indicates that they will be using specific strains that may be considered less unpleasant and will mix the growth with companion plant flowers and herbs to help mask the smell. It is indicated that the plants will be approximately 4' in height which may reduce the mobility of the odors and they have chosen a location on the site in consideration of a south to north wind pattern. The applicant notes that residents to the north are furthest from the property.

Individual greenhouses will use a high-pressure fogging system that turns on in conjunction with the exhaust fan in warmer months. These systems inject odor neutralizing solutions into water feed systems before being pressurized and released as a fine atomization. Carbon filters will also be used to scrub air and clean out cannabis odor at a rate of over 1200 cubic feet per minute. The filters will be placed between the double walls of the greenhouses as well as inside. The applicant indicates that these systems must be maintained with the carbon filters changed periodically. Similar to other projects, it is incumbent upon the operator to ensure proper maintenance is

conducted to comply with city expectations and the applicant’s representation of the business operation.

### Water Usage Plan

The applicant will use a private well for water needs. Water will be brought into the facilities via a trenched line from the residence on the property. Average daily use of around 700 gallons with peak use of 1200 daily.

Cannabis watering is carefully controlled and used in conjunction with soil sensors. Overwatering is extremely detrimental to living soil grows so the applicant will constantly monitor data from sensors and keep detailed records about how much water is used and when.

### Mitigation

1. Crop planning so that intensive flowering cycles are outside of the hottest times of year to minimize impact.
2. Maintaining a strict soil moisture level.
3. The applicant’s growing methodology is light on water usage so that nutrients and microbes don’t flush out in addition to stalling or slowing plant growth.
4. Rainwater collection can be used to offset water usage.
5. Drought plan in case a drought is declared that includes rainwater collection/storage and importing water from drought free areas of the state.
6. Using cover crops and ground cover like hemp hurd to reduce evaporation and water use.

### 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 Use Permit is required for cannabis microbusiness in the Agricultural zoning district. The standards are the Conditional Use Permit requirements plus additional Interim Use standards, as follows:

1. The use is in conformity with the Comprehensive Plan and development policies of the City.  
***Response:** The proposed use is consistent with the agriculture zoning designation and is allowed as an Interim use in the agriculture district. The 2022 Comprehensive Plan guides this parcel for agricultural use.*
2. The use will not create an excessive demand for existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.

**Response:** *The use will not create an excessive demand for existing parks, schools, streets and other public facilities and utilities.*

3. The use will be sufficiently compatible or separated by distance or screening from adjacent development or land so that existing development will not be depreciated in value and there will be no deterrence to development of vacant land.

**Response:** *The use will be separated by distance and screening from adjacent developed properties.*

4. The structure and site will have an appearance that will not have an adverse effect upon adjacent properties.

**Response:** *The site will have an appearance similar to other agricultural land uses.*

5. The use will be consistent with the purpose of this and other City Ordinances.

**Response:** *The ordinance currently allows this use if it can comply with ordinance IUP standards.*

6. The use will be located, designed, maintained, and operated to be compatible with the existing or intended character of the zoning district in which it is to be located.

**Response:** *The proposed microbusiness is consistent and compatible with the character of the agricultural zoning district.*

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

**Response:** *The anticipated use will generate reasonable traffic for an agricultural use. There will be up to two employees.*

8. Existing businesses nearby will not be adversely affected because of the curtailment of customer trade brought about by intrusion of noise, glare, or general unsightliness.

**Response:** *The proposal does not impact existing nearby businesses.*

9. The establishment or maintenance of the use shall not be detrimental to the public, health, safety, or general welfare.

**Response:** *The operation of the commercial business should not be detrimental to the public health, safety, or general welfare of the community.*

10. The use will not be hazardous, detrimental, or disturbing to present and potential surrounding land use due to water pollution, odor, fumes, general unsightliness, or other nuisances.

**Response:** *The use will not negatively affect the property or the surrounding land uses relating to water pollution, odor, or fumes. The applicant has proposed mitigative measures for these concerns.*

11. The use will preserve and incorporate the site's important natural and scenic features into the development design.

**Response:** *The site is an agricultural parcel and will be used for the intended use.*

12. The use will cause minimal adverse environmental effects.

**Response:** *The proposal should not cause any adverse environmental effects to the site.*

### Interim Use Permit Standards

Chapter 40, Article V, Division 6, Interim Use Permit, Section 40 – 112, sets forth the general standards that shall be met in order to grant an IUP. Granting of an Interim Use Permit is required for Cannabis Microbusiness use in the A – Agriculture zoning district. The standards are as follows:

1. Whether the use conforms to the zoning regulation.

**Response:** *The use conforms to the current zoning regulation and is listed as an interim use in the A-Agriculture zoning district.*

2. Whether a date or event for the termination of the use can be identified with certainty.

**Response:** *The application requested the permit terminate if the property is sold. Staff is recommending that the IUP be terminated with a change of business 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 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: 7978 269th St, Chisago City, MN

Applicant(s): Name(s) Matthew Klein

Address 205 S Main

City Austin State Mn Zip 55912

Phone Number [redacted] Email [redacted]

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

Name(s) David Rondestvedt

Address 7978 269th St

City Chisago City State Mn Zip 55013

Phone Number [redacted] Email [redacted]

Owner(s) Signature(s) [Signature] Date 9/20/2026

Legal description of property: That part of the NW1/4 of NE1/4 Sec as fol: BG at the NE cor or the NW1/4 of NE1/4 of sec 22: Th W 0D 00' assumed bearing along the N line of the NW 1/4 of NE1/4, Dis. of 66 ft, M/L TO

Property Identification Number: R.21. 10353.00 Present Zoning: Agriculture

Present use of property: Homestead

Proposed use of property: Agricultural

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: See 4/21/26 Email

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

- A detailed site plan showing the following information from Sec. 40 - 111, A-K also including:
- a. 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
  - b. 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
  - c. Landscaping and Screening in accordance with Article VII, Divisions 14 & 26
  - d. Lighting Plan in accordance with Article VII, Division 15
2. A letter explaining the proposed use and how it will be operated
  3. A completed Conditional & Interim Use Permit Worksheet
  4. 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.
  5. 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
  6. 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.
  7. Any other information deemed necessary by the Zoning Administrator or Planning Commission

Applicant(s) Signature(s) [Signature] Date 4-19-2026

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	Application # <u>1-26-003</u>	Date Application Received <u>4/20/26</u>
Date Complete Application Received <u>4/20/26</u>	60 Days <u>6/19/26</u>	By: <u>[Signature]</u> Official
Fee: <u>\$220.00 + Escrow</u>	Date Paid <u>4/20/26</u>	Check # <u>Cash</u>
Escrow - Commercial is \$1,000.00 & Residential is \$750.00		Revised 01/24/23

**Fred Weck**

---

**From:** Matt Klein [REDACTED]  
**Sent:** Tuesday, April 21, 2026 11:11 AM  
**To:** Fred Weck  
**Subject:** Re: Permit app

I would like this interim use permit to end upon sale of property.

On Tue, Apr 21, 2026, 10:35 AM Matt Klein [REDACTED] wrote:  
I would not like that to be the case if at all possible. If we were to buy the property years later then we wouldn't want that to automatically end our permit.

On Tue, Apr 21, 2026, 10:22 AM Fred Weck <[REDACTED]> wrote:

No problem Matt.

One last item, on the application, last time around you proposed that the IUP ends when the property is sold. Is that still the case?

Fred Weck  
Zoning Administrator  
Building Official #MN1825  
Advanced Septic Inspector #C5199  
City of Wyoming  
Department of Building Safety  
26885 Forest Boulevard  
P.O. Box 188  
Wyoming, MN 55092  
(651) 462-4947 Fax (651) 462-3938



# CONDITIONAL & INTERIM USE PERMIT WORKSHEET

Applicant: Matthew Klein

Address: 205 S Main, Austin MN

Type of Business: Cannabis microbusiness

Business name: Kindbuds Cultivars

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, it meets zoning code requirements and is agriculture
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, only one employee currently and very few service vehicle visits required. (repairs, security, etc)
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, neighboring residences are 900' away and the operation will be screened by a fence with screen and plants/trees
4. Will the structure and site have an appearance that will not have an adverse effect upon adjacent properties?  
 Yes     No    Explain: Yes, neutral colors to be used when an option, site will be kept tidy, and similar structures exist in the area
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 land is zoned agricultural and this is a farming operation
6. Will the proposed use be consistent with the purpose of the Zoning Ordinance and other City Ordinances?  
 Yes     No    Explain: Yes, it already meets requirements and all structures will be permitted builds
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, its organic farming on farmland, very agricultural The site used to be for cattle
8. Will the proposed use generate only minimal vehicular traffic on local streets?  
 Yes     No    Explain: Yes, we have one employee and service visits and business related visits will likely occur less than once per week
9. Will the proposed use create traffic hazards or unsafe access or parking needs?  
 Yes     No    Explain: We will have on site parking and not take up public roadways for our use
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, there are no nearby businesses and our operation is very dark and quiet by design, lights at night are harmful towards cultivation and we really dont have anything besides fans that make noise
11. Will the establishment or maintenance of the proposed use be detrimental to the public health, safety or general welfare?  
 Yes     No    Explain: No, everything will be done with human and enviornmental safety in mind, including the observation of OSHA and EPA regulations
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, steps have been taken to address all of those issues and we will address them promptly if they do arise. We take complaince very seriously
13. How will the proposed use preserve and incorporate the site's important natural and scenic features into the development design?  
 Yes     No    Explain: By using no till methods to elimante eroision and actually build a healthier layer of soil that benefits the local ecosystem.
14. Will the proposed use cause adverse environmental effects?  
 Yes     No    Explain: No, all inputs are organic and anything that would cause negative effects on the enviornment would also harm our crops

Application # I-26-003

Revised 01/24/23

## **Proposed use and operation for Kindbuds Cultivars microbusiness in Wyoming, MN**

Kindbuds Cultivars LLC is a cannabis microbusiness with endorsements for manufacturing and cultivation. We will cultivate cannabis for the recreational market using living soil in raised beds inside of 4 seasons greenhouses. Our manufacturing plans are for exclusively solventless extraction methods to create quality concentrates such as hash rosin and flower offerings such as pre-rolled joints.

Our operation centers around using mixed light greenhouses all year. This is accomplished by providing heat in the winter via LP and geothermal and ventilation and air circulation in the warmer months. The greenhouses are sealed with internal light deprivation curtains that serve to eliminate light being introduced during 12 hour “dark” cycles and to keep light from escaping and causing light pollution.

Kindbuds Cultivars will use organic cultivation and pest prevention techniques to comply with state and local regulations and to reduce waste and environmental impact. Using raised beds of soil with extensive soil monitoring minimizes water use and eliminates any runoff entirely, leading to a daily use varying from 300-1200 gallons of water per day depending on the stage of growth.

Kindbuds Cultivars will have a small number of employees with only 2 required for the operation being applied for as a Conditional use permit. There will be likely be 5-10 product pickups at the location per week by a licensed transportation company using non commercial vehicles, which limits the burden on the road and site itself.

In addition to the above we would also like to add an outdoor grow element that will be located on the property in such a manner that normal wind patterns and distance will not compromise the value of surrounding land or generate noxious odors for neighboring properties. Using GIS mapping we’ve determined that our best potential area is over 900’ from nearby homes. The wind typically blows from the north in summer, which would be the duration of the growing season. This distance would satisfy a setback requirement for a small feedlot. Our plants are feminized as well, which means no added pollen to the area.

# Kindbuds Cultivars odor mitigation plan

Kindbuds Cultivars (KBC) is a cultivation and manufacturing cannabis microbusiness seeking to operate in Wyoming, Minnesota. Our operation consists of 2 greenhouses and a building for storage/processing which will all need separate odor management strategies to prevent odors from going beyond the property line.

In the warmer months when venting heat via a 4' fan in the rear of the greenhouse we will use a high-pressure fogging system that turns on in conjunction with the exhaust fan. These systems inject odor neutralizing solutions into water feed systems before being pressurized and released as a fine atomization. The ultra-fine odor control droplets combine with odor compounds and neutralize the cannabis odor. The solutions used to neutralize these odors are biodegradable, non-toxic, and are not considered hazardous according to Safety Data Sheets indicate they are not classified as hazardous according to OSHA and other regulatory bodies. The ingredients consist of oils derived from pine, aniseed, clove, and lime, as well as surfactants and purified water.

Carbon filters will also be used to scrub air and clean out cannabis odor at a rate of over 1200 cubic feet per minute. These are double walled cylinders filled with odor absorbing carbon, fitted with a flange and connected to inline fans that operate at speeds over 1200 cubic feet per minute. These will be placed between the double walls of the greenhouses as well as inside.

Both methods employed by KBC are aimed to neutralize odors as opposed to masking them with other odors

System maintenance will be scheduled in accordance with manufacturer recommendations. Carbon filters are changed when they have increased by 30% in weight. We will also perform audits to ensure smell isn't escaping the property.

## Outdoor grow odor

Our outdoor grow will be between 12000 and 16000sqft, the grow will be surrounded by the same fencing and be covered by the same security system as previously approved, and will have to meet standards set by the office of cannabis management. There is no

method that can completely eliminate outdoor odors from cannabis grows just as there is no way to eliminate the smell of agriculture in general, from feedlots to amending fields, agriculture smells. We have come up with methods to reduce the smell and keep it from traveling beyond the property in a noxious form. As outlined in the proposed use plan we will select strains that are pleasant to smell (not skunk) that also have bioidentical terpenes to flowers and trees in the area. In addition we will companion plant flowers and herbs that help mask smell and repel certain insects that are detrimental to cannabis. Our average plant height will be 4', which lowers the mobility of volatile organic compounds (odor) to local areas. Larger and taller plants will smell further away, the scent is caused by heavier than air compounds, which are neutralized upon contact with other vegetation or the ground.

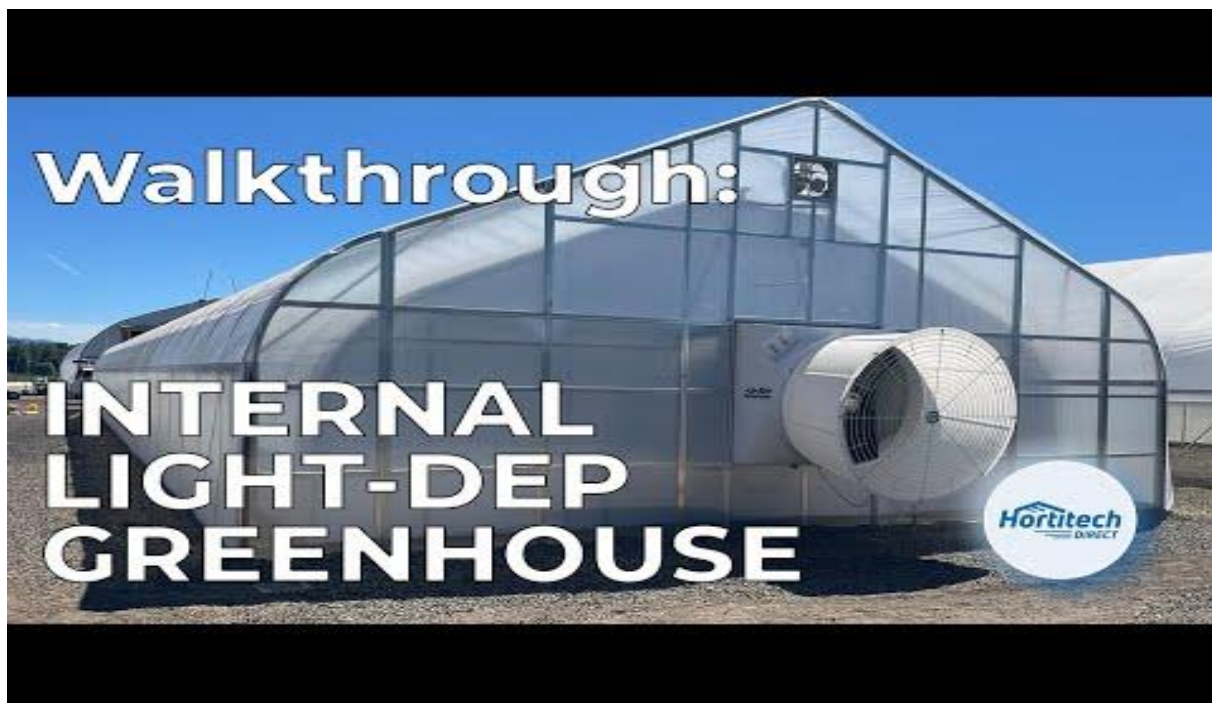
Lastly with our location and typical south to north wind patterns during the summer, the nearest homes in that direction are over ¼ mile away, and the next closest residences are over 900' from the grow, which we intentionally have located in the northern most area on the lot.



## Lighting pollution mitigation plan for Wyoming

Kindbud's Cultivars (KBC) is a cultivation facility that uses mixed light greenhouses to create quality cannabis at a low production cost. Our greenhouses each use 40 LED grow lights that adjust intensity based on light sensor data. Our plants are on either 18- or 12-hour cycles, thus necessitating the need to be able to deprive plants of light to manipulate flowering cycles. In short, the greenhouses have an automated system that can eliminate any light escaping or coming in. This system is on a timer that can be adjusted remotely that rolls up or lowers dark plastic from a system that runs along the spine of the internal greenhouse structure. To stay in compliance our greenhouses will be blacked out in hours where an appreciable amount of sunlight is not visible and thus not useable in our operation. The greenhouses we are using are 100'L 30'W and are dual framed light deprivation greenhouses from hortitech direct in Oregon. The link provided below is a walkthrough showing the system for light deprivation in action.

<https://youtu.be/FoQzCfoahkk?si=msbqpBeZ5i82ip0i>



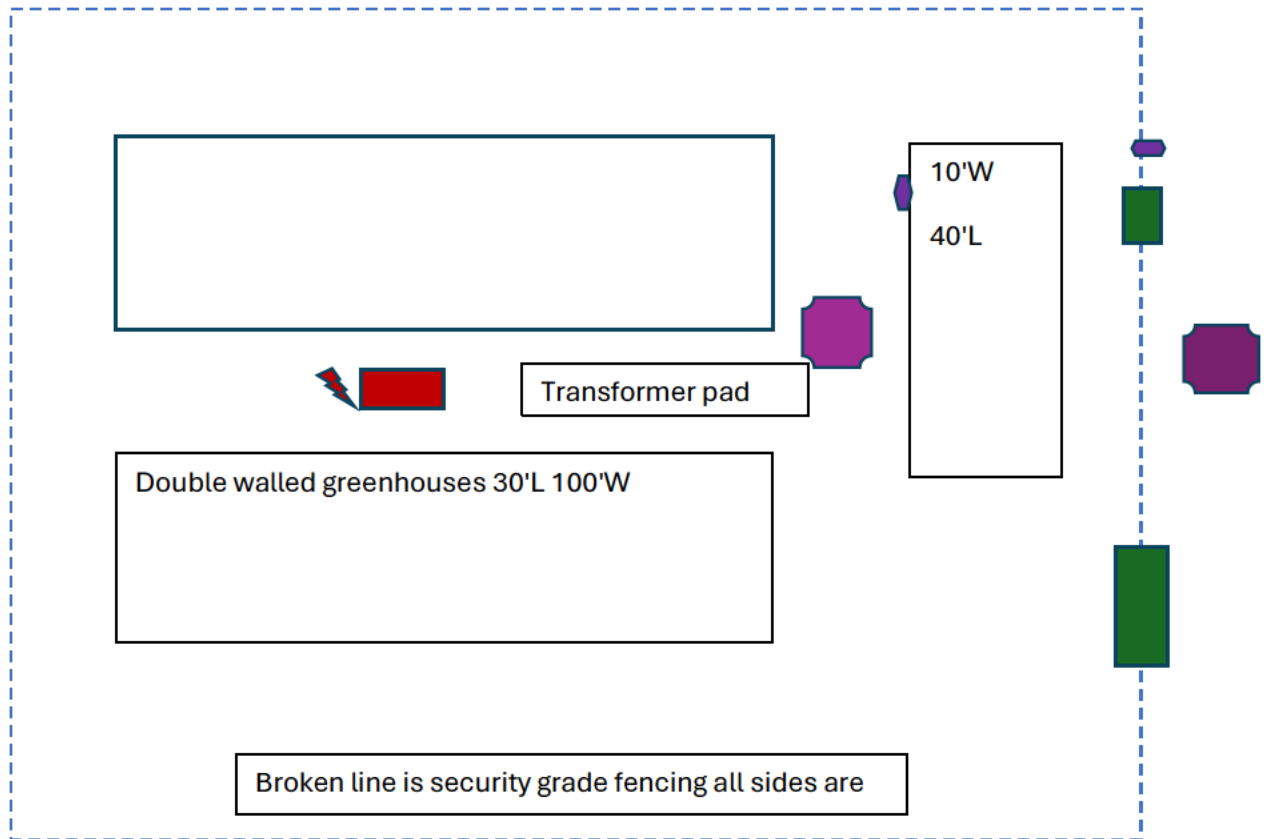


Pictured above is a cutaway showing the internal framing with blackout curtain down and another showing the rear of a light dep greenhouse.

## Exterior lighting

Our exterior lighting will be comprised of energy efficient LED lights that are dark skies certified (low light pollution standard) and will be placed near the entrance of our office trailer and entrance gate in the in the fencing. Motion sensor lights that are also dark skies certified will be placed about the property and will have high detection parameters, so they won't be activated by small animals and moving tree limbs.

Pictured below are both models and light rating by wattage and distance as well as a site diagram showing light placement.



*Site Plan from original application*

**PHOTOMETRICS**



**100W-12FT**

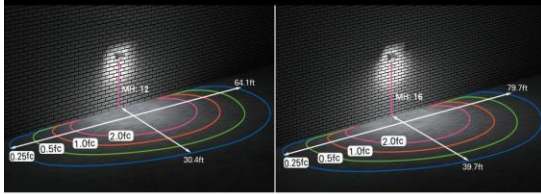
**100W-15FT**



**100W-20FT**

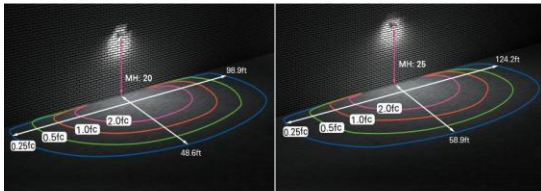
**100W-25FT**

**Photometrics**



**45W**

**70W**

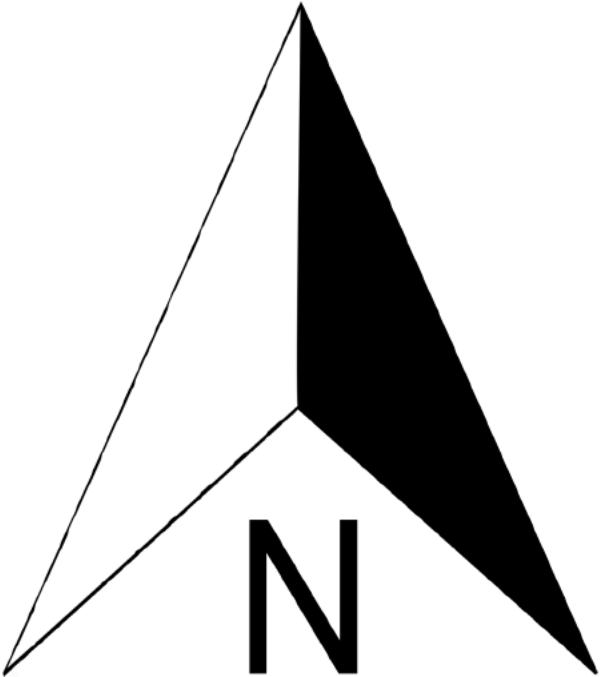
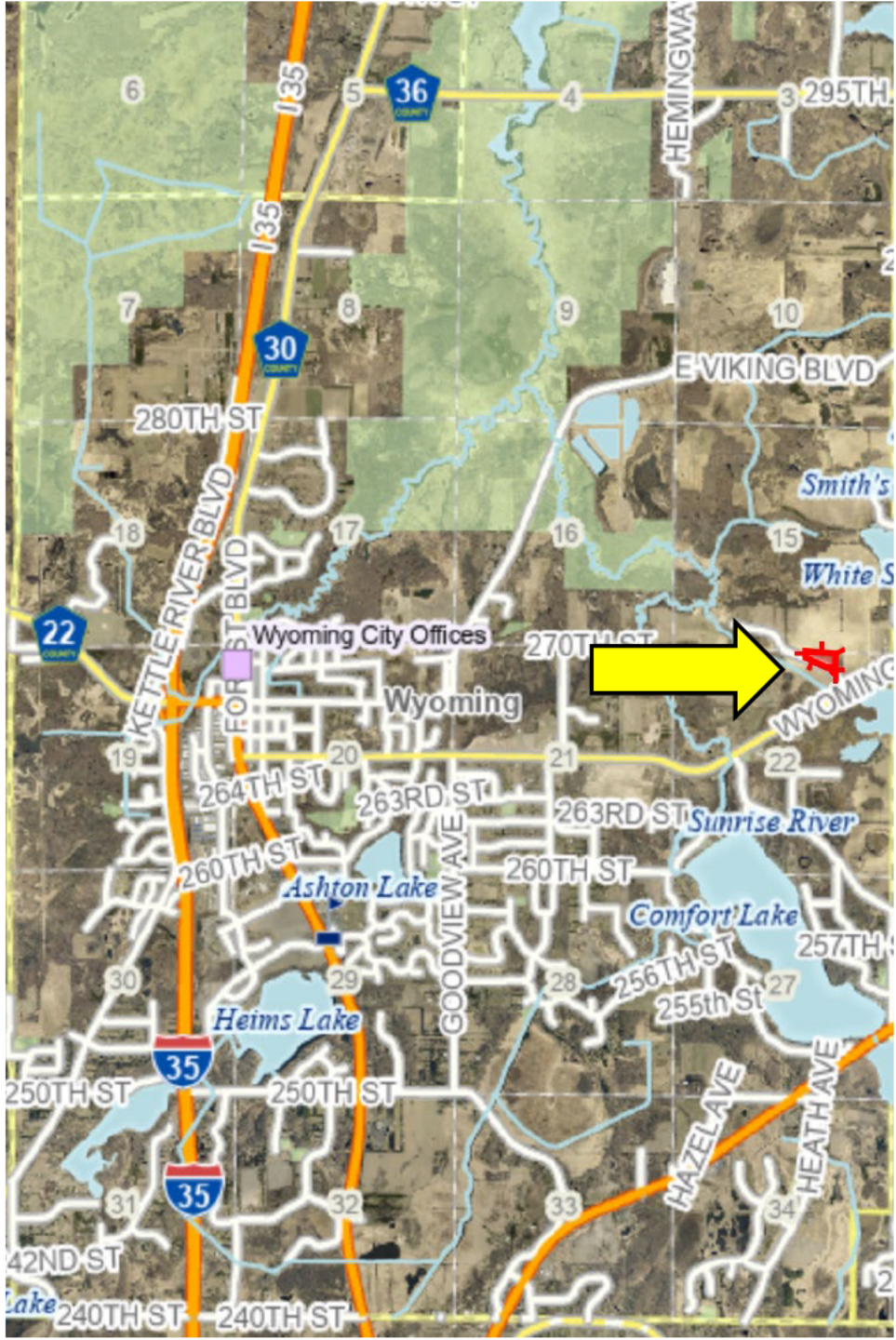


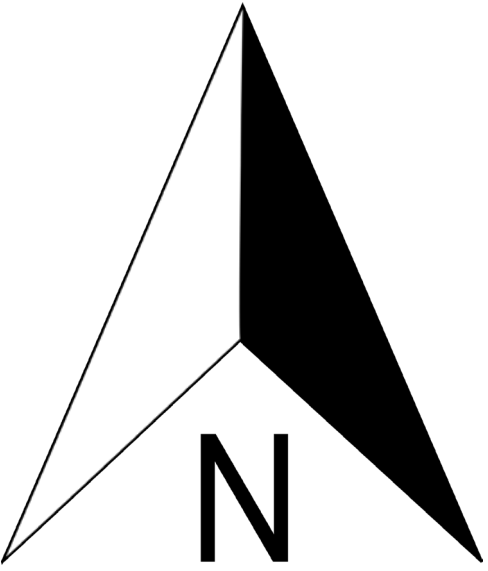
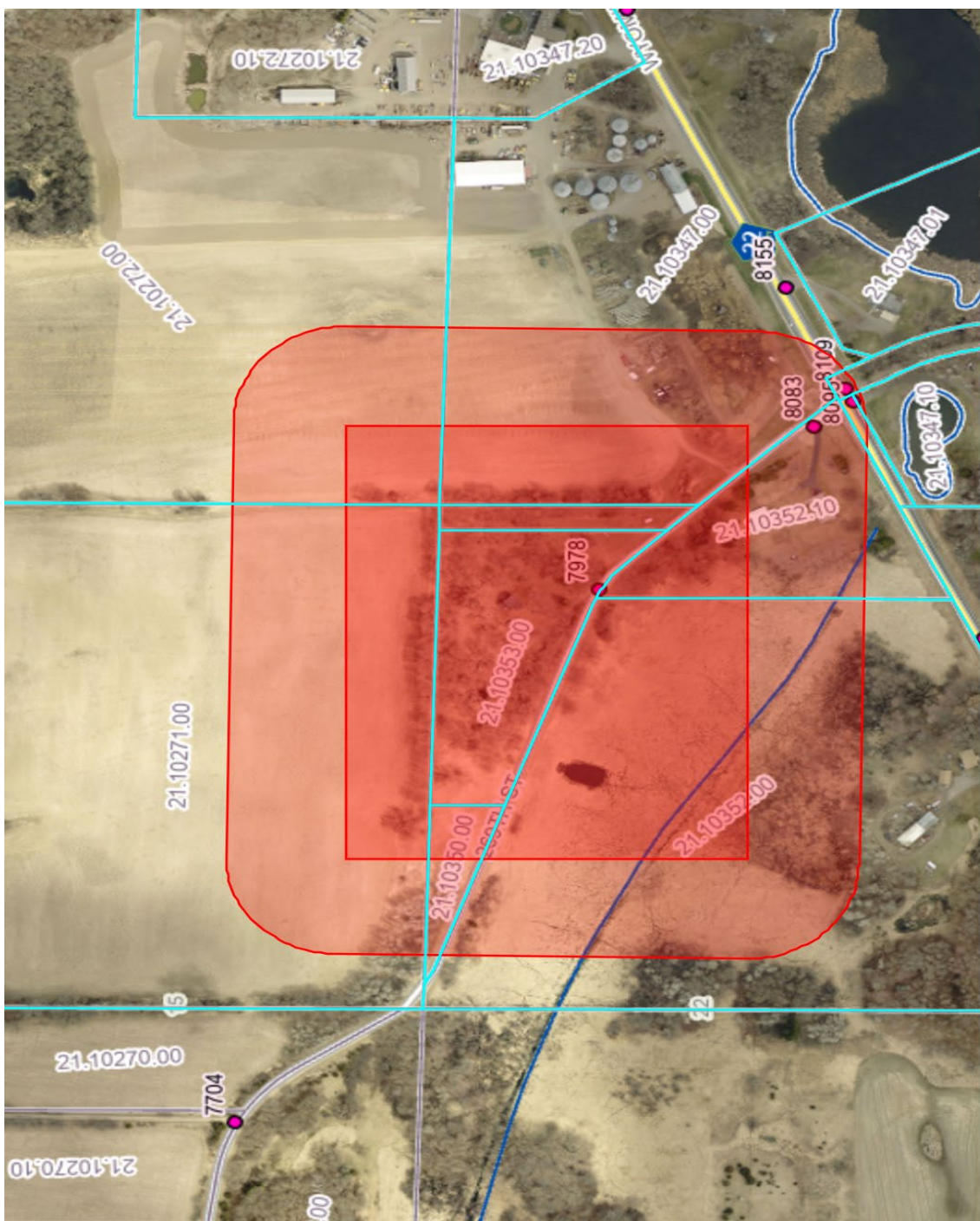
**90W**

**135W**



# Maps&Diagram







Distance Feet

Area Square Feet

Segment (ft.)  
13.02

Total (ft.)  
109.42

Show labels while drawing

Toggle measurement labels

Stream Mode

Clear Last Clear



- 50 Foot Contours
- 10 Foot Contours
- 2 Foot Contours



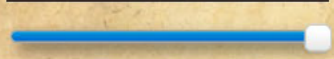
**LiDAR Collect Information**

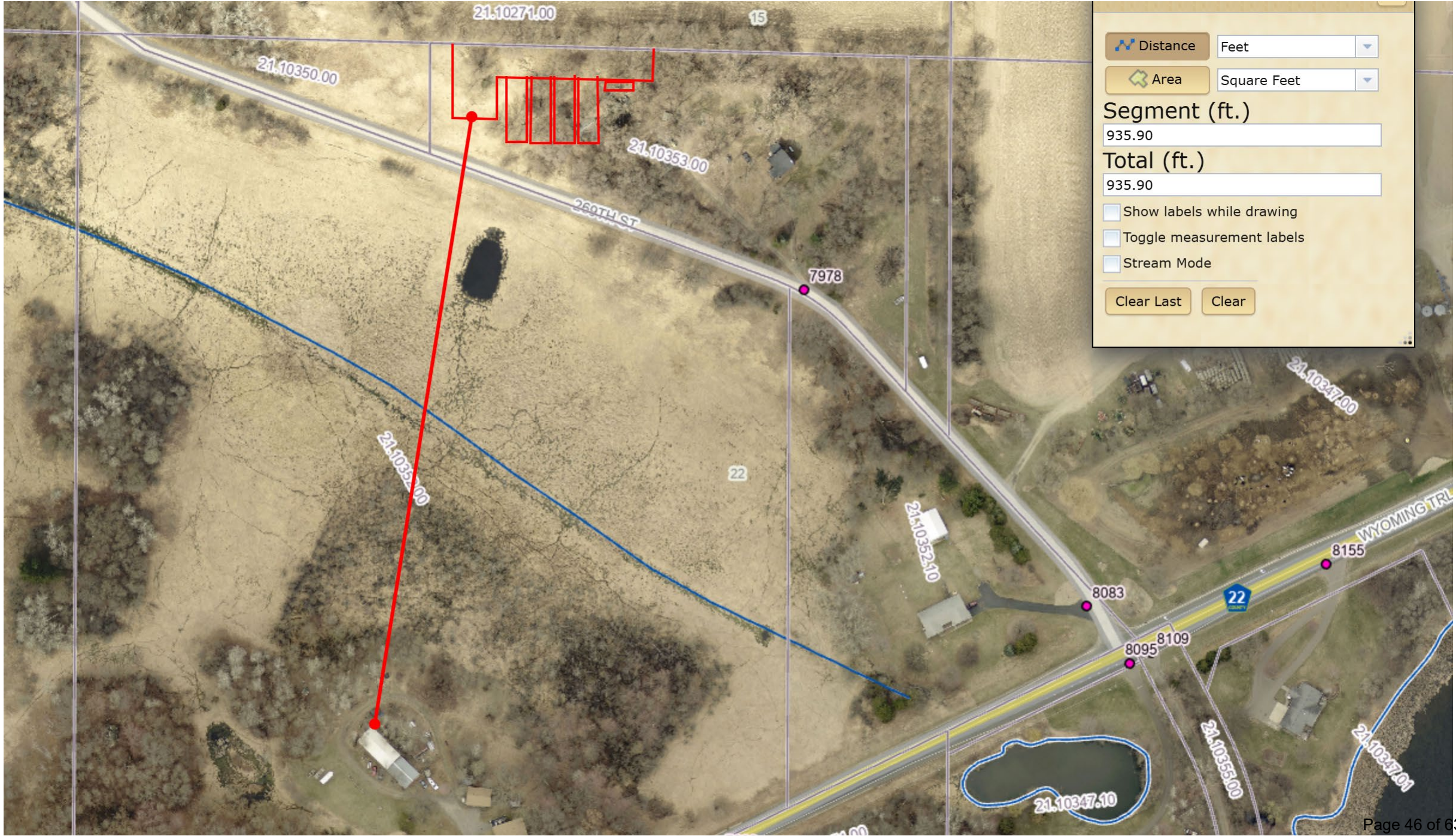
- LiDAR Flight Lines



**FEMA Flood Data**

- FEMA Flood Data





Distance Feet

Area Square Feet

Segment (ft.)  
935.90

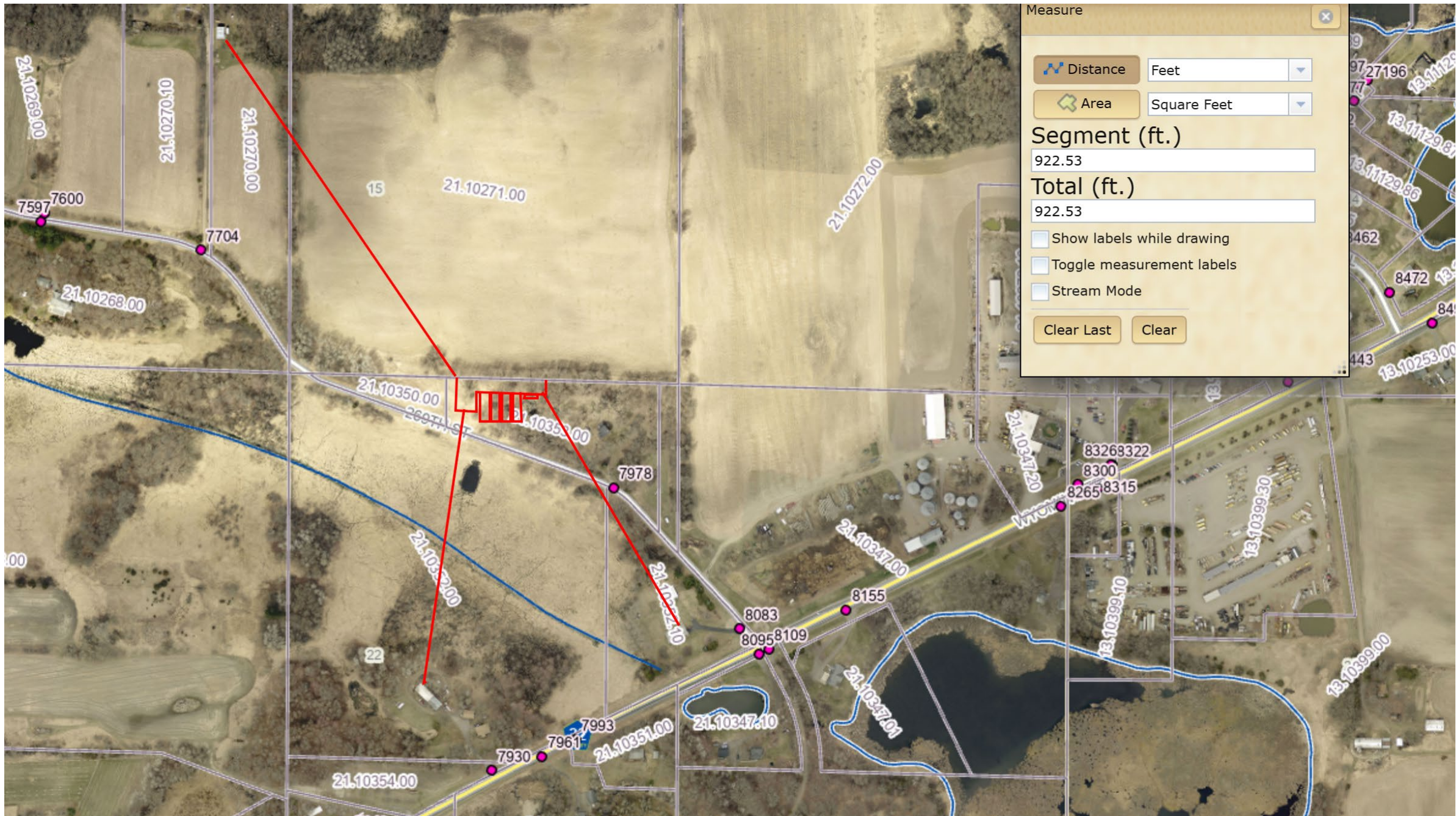
Total (ft.)  
935.90

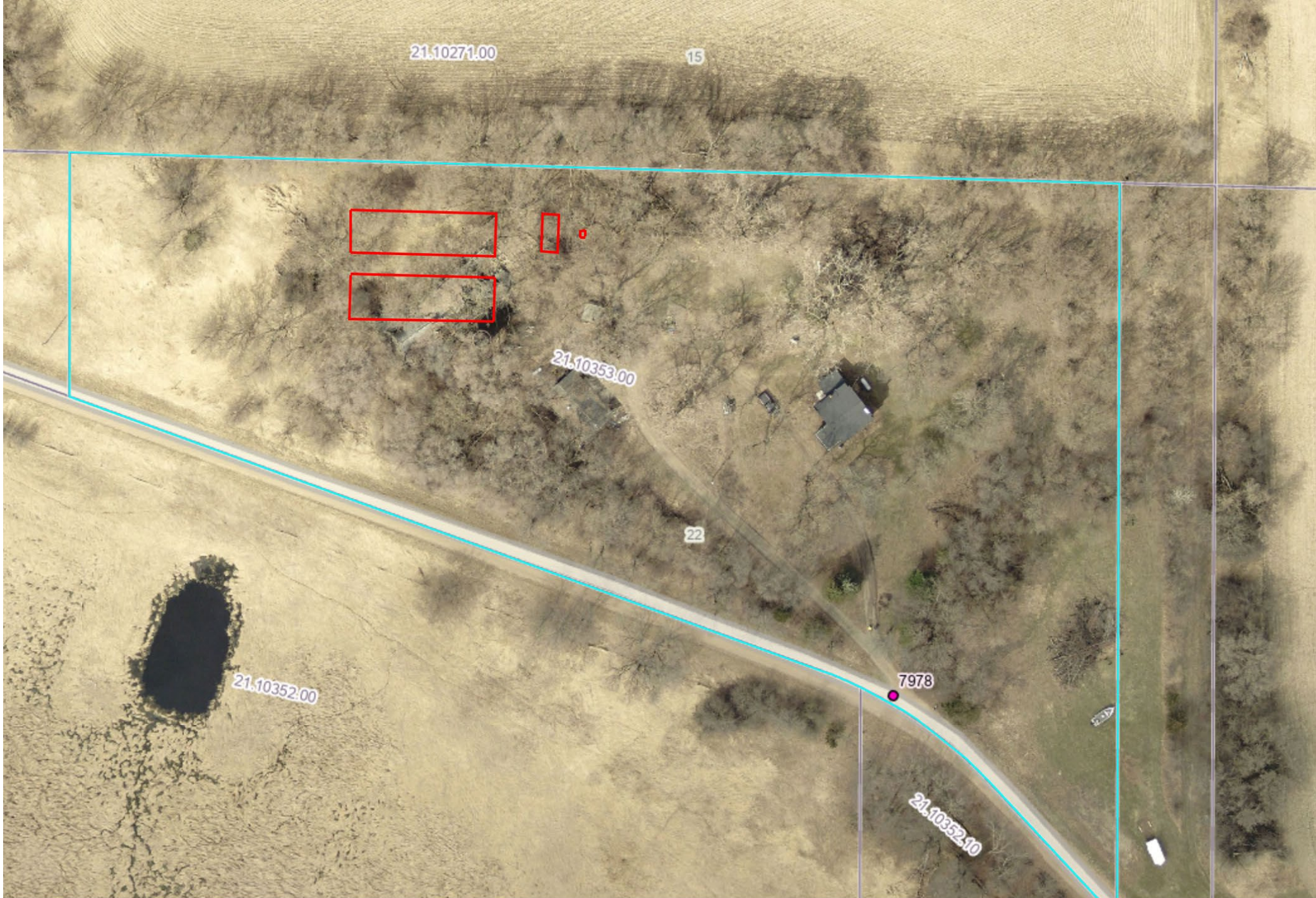
Show labels while drawing

Toggle measurement labels

Stream Mode

Clear Last Clear





21.10271.00

15



21.10353.00

22



21.10352.00

7978

21.10352.10

**Search**

← → Clear Search ?

**Basic Search**

Enter keywords

**Advanced Search**

← → Clear Search

**Map Unit Legend**

**Chisago County, Minnesota (MN025)**

Chisago County, Minnesota (MN025)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
540	Seelyeville muck	6.3	25.7%
C18B	Branstad loam, 2 to 6 percent slopes	8.7	35.8%
C80B	Alstad-Branstad loams, 0 to 4 percent slopes	5.7	23.4%
C82D	Cushing-Branstad complex, 6 to 35 percent slopes, moderately eroded	3.7	15.1%

**Totals for Area of Interest**      **24.4**    **100.0%**

**Soil Map**

Scale (not to scale) v



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**To:** City of Wyoming  
**From:** Christina Benson, Assistant City Attorney  
**Date:** April 8, 2026  
**Re:** Cannabis and Hemp Business Regulation – Odor and Lot Size Minimums

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In 2022, the State of Minnesota authorized the sale of certain cannabinoid products. In 2023 the State of Minnesota legalized adult-use of cannabis, cannabis products, lower-potency hemp, and lower-potency hemp products. The State of Minnesota also adopted a regulatory structure for the cannabis and hemp industries.

The Minnesota State Statute Chapter, 342, restricts local control of the industry in the following ways:

Minn. Stat. §342.13

- “A local unit of government may not prohibit the establishment or operation of a cannabis business or hemp business.”
- “A local unit of government may adopt reasonable restrictions on the time, place, and manner of the operation of a cannabis business provided that such restrictions do not prohibit the establishment or operation of cannabis businesses.”
- “A local unit of government may prohibit the operation of a cannabis business within 1,000 feet of a school, or 500 feet of a day care, residential treatment facility, or an attraction within a public park that is regularly used by minors, including a playground or athletic field.”

In 2024, the City of Wyoming adopted under Chapter 12 Business, Article VII Cannabis Businesses. Division 3 of this ordinance establishes the requirements for Cannabis Business.

Section 12 – 420 establishes minimum buffer requirements for cannabis businesses:

- (1) The City of Wyoming shall prohibit the operation of a cannabis business within 1,000 feet of a school.
- (2) The City of Wyoming shall prohibit the operation of a cannabis business within 500 feet of a residential treatment facility.
- (3) The City of Wyoming shall prohibit the operation of a cannabis business within 500 feet of an attraction within a public park that is regularly used by minors, including a playground or athletic field.

Section 12-422 establishes the zoning districts for cannabis businesses and hemp businesses.

Section 12-423 establishes odor restrictions for cannabis businesses and hemp businesses:

- (16) Cannabis Businesses and Hemp Businesses shall be ventilated so that all odors cannot be detected by a person with a normal sense of smell at the exterior of the facility

**Stillwater**  
1809 Northwestern Ave  
Stillwater, MN 55082

**Hudson**  
430 Second Street  
Hudson, WI 54016

**Bloomington**  
7760 France Ave S, #830  
Bloomington, MN 55435

**Oakdale**  
7815 3rd Street, #203  
Oakdale, MN 55128

or at any adjoining use or property; they shall not produce noxious or dangerous gases or odors or otherwise create a danger to any person or entity in or near the facilities.

(17) The facility shall not produce noxious or nuisance causing odors, subject to the following conditions:

- (a) The applicant shall provide plans that show appropriate odor control systems so as not to produce any noxious or dangerous gases or odors or create any dangers to any person or entity in or near the facility.
- (b) An odor maintenance plan must be submitted to the City and approved by the City.

Minnesota Statutes and Minnesota Rules also set odor restrictions

Minn. Stat. §342.08. Subd. 4. Odor. The office by rule must establish appropriate standards and requirements to limit odors produced by cannabis businesses.

Minn. Stat. §342.24. Subd. 4. Ventilation and filtration. A cannabis business must maintain a ventilation and filtration system sufficient to meet the requirements for odor control established by the office.

Minn. Rules §9810.1200. Subpart 1. Compliance with existing regulations. (5) odor standard requirements as established in ordinance by a local unit of government or by Minnesota Statutes, section 116.064, or rules adopted thereunder;

Minn. Stat. Ch. 116. Pollution Control Agency §116.064.

Subd. 3.Prohibition. No person may cause or allow emission into the ambient air of any substance or combination of substances in quantities that produce an objectionable odor beyond the property line of the facility that is the source of the odor.

Subd. 4.Odor complaints; investigation. (a) The agency must conduct a site investigation of any facility against which ten or more verifiable odor complaints have been submitted to the agency or to local government officials within 48 hours.

Subd. 5.Objectionable odor; management plan. (a) If the commissioner determines under subdivision 4 that the odor emitted from a facility is an objectionable odor, the commissioner shall require the owner of the facility to develop and submit to the agency for review within 90 days an odor management plan designed to mitigate odor emissions.

Minn. Rules §9810.2102. Subp. 10. Sanitary practices. C. A cannabis business must make efforts to prevent pests by: (2) promptly disposing of waste to minimize odors and the potential for waste to attract, harbor, or become a breeding place for pests.

Minn. Rules §9810.2500. Subp. 2. Sanitary and clean conditions. Retail areas must be kept in a clean and sanitary condition and must comply with the requirements specified in this subpart. A. Retail areas must have ventilation and filtration for odor control as required by state and local law.

Before the planning commission is a question of approval of an application for a conditional use permit to operate a cannabis business. This means the planning commission is acting in its quasi-judicial authority and must determine facts associated with the specific request and apply those to the legal standards in the City Code.

The planning commission has the option after consideration of the existing application to move into the legislative authority and recommend zoning amendments to the City Council.

A zoning ordinance needs to be supported by a rational basis related to promoting public health, safety, morals, or general welfare; there must be a rational reason for treating uses differently. A zoning ordinance needs to be reasonable; a city zoning decision is reasonable, when it bears a reasonable relationship to the purpose of the zoning ordinance. General statements of opposition may not qualify as a reasonable basis.

A zoning ordinance also cannot deny a landowner reasonable use of the land.

Zoning ordinances for a cannabis business or hemp business have a higher standard; they must not have the effect of prohibiting the establishment or operation of cannabis businesses in the city.

As an example, the City of Wyoming has established a minimum setback from schools, residential treatment facilities, and attractions in public parks that are regularly used by minors. This zoning ordinance is reasonable because it is rationally related to keeping businesses where persons under 21 years of age are prohibited at a distance from places used by persons under 21 years of age.

As an example, the City of Wyoming has found a cannabis cultivator operating on a minimum lot size of five acres, the minimum lot size permitted in the AG district is an appropriate and lawful land use regulation for the City of Wyoming, promotes the community's interest in reasonable stability in zoning for now and in the future, and is in the public interest and for the public good.” Ordinance No. 2024-01. A finding that a minimum lot size with minimum setbacks for cannabis cultivation would not be rational if the reason for treating cultivation of cannabis differently than cultivation of other crops is because the city wants to deter cannabis cultivation.

As a practical matter a zoning ordinance also needs to achieve the desired outcome in a way that the city can enforce the ordinance.

As an example, the City of Wyoming has established cannabis businesses and hemp businesses shall be ventilated so that all odors cannot be detected by a person with a normal sense of smell at the exterior of the facility or at any adjoining use or property. This aligns with the Minnesota Pollution Control Agency’s statute for regulating odors. To enforce this, the city has the option of using a simple affidavit that an odor was detected at the exterior of the facility or at an adjoining use or property. The city also has the option of using any technology available to establish this factor; a technology available today but also, in the future, a technology that may not be around yet.

Another component of zoning ordinances is the comprehensive plan. Minnesota Statute defines a comprehensive municipal plan as “a compilation of policy statements, goals, standards, and maps for guiding the physical, social and economic development, both private and public, of the municipality and its environs, and may include, but is not limited to, the following: statements of policies, goals, standards, a land use plan, including proposed densities for development, a community facilities plan, a transportation plan, and recommendations for plan execution. A comprehensive plan represents the planning agency's recommendations for the future development of the community.” The comprehensive plan guides zoning district changes based on the uses allowed in each zoning district.

The City of Wyoming is not located in the seven-county metropolitan areas and therefore is not mandated to complete or follow a comprehensive plan. Whereas a city in the seven-county metropolitan area receiving an application to rezone a parcel must approve the application if the proposed zoning change is in alignment with the comprehensive plan, the City of Wyoming has the option to deny the application.

The role of the comprehensive plan also lives within the context of a zoning ordinance being based on rational basis, allowing reasonable use of the land, and, specifically for cannabis businesses and hemp businesses, not having the effect of prohibiting operations in the city.

**ORDINANCE NO. 2024-01**

**AN ORDINANCE AMENDING THE CITY OF WYOMING CODE OF ORDINANCES, CHAPTER 12, BUSINESSES; CREATING ARTICLE VII, ESTABLISHING REGULATIONS FOR CANNABIS BUSINESSES AND AMENDING CHAPTER 40, ARTICLE IV, DEFINITION OF TERMS; ARTICLE VI, DIVISIONS 2, & 9 – 13 AMENDING ZONING DISTRICT ALLOWED USES FOR LICENSED CANNABIS BUSINESSES.**

NOW THEREFORE, it is hereby ordained by the City Council of the City of Wyoming, Chisago County, Minnesota, that Chapters 12 and 40 of the Wyoming City Code are amended as follows:

**ARTICLE VII CANNABIS BUSINESSES.**

**DIVISION 1. ADMINISTRATION.**

**Sec. 12-401. Findings and Purpose.**

The purpose of this ordinance is to implement the provisions of Minnesota Statutes, chapter 342, which authorizes The City of Wyoming to protect the public health, safety, welfare of the City of Wyoming residents by regulating cannabis businesses within the legal boundaries of the City of Wyoming.

The City of Wyoming finds and concludes that the proposed provisions are appropriate and lawful land use regulations for the City of Wyoming, that the proposed amendments will promote the community's interest in reasonable stability in zoning for now and in the future, and that the proposed provisions are in the public interest and for the public good.

**Sec. 12-402. Authority and Jurisdiction.**

The City of Wyoming has the authority to adopt this ordinance pursuant to:

- (1) Minn. Stat. 342.13(c), regarding the authority of a local unit of government to adopt reasonable restrictions of the time, place, and manner of the operation of a cannabis businesses and hemp businesses.
- (2) Minn. Stat. 342.22, regarding the local registration and enforcement requirements of cannabis businesses and hemp businesses.
- (3) Minn. Stat. 152.0263, Subd. 5, regarding the use of cannabis in public places.
- (4) Minn. Stat. 462.357, regarding the authority of a local authority to adopt zoning ordinances.
- (5) Ordinance shall be applicable to the legal boundaries of the City of Wyoming.

**Sec. 12-403. Severability.**

If any section, clause, provision, or portion of this ordinance is adjudged unconstitutional or invalid by a court of competent jurisdiction, the remainder of this ordinance shall not be affected thereby.

**Sec. 12-404. Enforcement.**

The city clerk administrator is responsible for the administration and enforcement of this ordinance. Any violation of the provisions of this ordinance or failure to comply with any of its requirements constitutes a misdemeanor and is punishable as defined by law. Violations of this ordinance can occur regardless of whether or not a permit is required for a regulated activity listed in this ordinance.

**DIVISION 2. REGISTRATION OF CANNABIS BUSINESSES.**

**Sec. 12-410. Consent to registering of Cannabis Businesses.**

- (1) No individual or entity may operate a cannabis retailer business or lower-potency hemp edible retailer business within the City of Wyoming without first registering with the City of Wyoming.
- (2) Any cannabis retailer business or lower-potency hemp edible retailer business that sells to a customer or patient without valid retail registration shall incur a civil penalty of up to \$2,000 for each violation.

**Sec. 12-411. Compliance Check Prior to Retail Registration.**

- (1) Prior to issuance of a registration, the City of Wyoming shall conduct a preliminary compliance check to ensure compliance with local ordinances.

**Sec. 12-412. Registration and Application Procedure.**

- (1) Fees.
  - (a) A registration fee, as established in the City of Wyoming’s fee schedule, shall be charged to applicants depending on the type of business license applied for.
  - (b) The initial registration fee shall include the initial registration fee and the first annual renewal fee.
  - (c) Any renewal registration fee imposed by the City of Wyoming shall be charged at the time of the second renewal and each subsequent renewal thereafter.
- (2) Application Submittal  
The City of Wyoming shall issue a registration to a cannabis retailer business or lower-potency hemp edible retailer business that adheres to the requirements of Minn. Stat. 342.22.
  - (a) An applicant for a registration shall fill out an application form, as provided by the City of Wyoming. Said form shall include, but is not limited to:
    - 1. Full name of the property owner and applicant;
    - 2. Address, email address, and telephone number of the applicant;
    - 3. The address and parcel ID for the property which the retail registration is sought;
    - 4. Certification that the applicant complies with the requirements of local ordinances established pursuant to Minn. Stat. 342.13;
    - 5. Other information as required in the application form.
  - (b) The applicant shall include with the form:
    - 1. the registration fee as required in Section 12-412, (1);
    - 2. a copy of a valid state license or written notice of OCM license preapproval;
    - 3. Other information as required in the application form.
  - (c) Once an application is considered complete, the city clerk administrator shall inform the applicant as such, process the registration fees, and forward the application to the City Council for approval or denial.
    - 1. The registration fee shall be non-refundable once processed.
- (3) Application Approval.
  - (a) An application shall not be approved if the business would exceed the maximum number of registered businesses permitted under Section 12-415.
  - (b) An application shall not be approved or renewed if the applicant is unable to meet the requirements of this ordinance.

- (c) An application that meets the requirements of this ordinance shall be approved.
- (4) Annual Compliance Checks.
  - (a) The City of Wyoming shall complete compliance checks pursuant to Minn. Stat. 342.22 Subd. 4(b) and Minn. Stat. 342.24.
- (5) Location Change.
  - (a) A cannabis retailer business or lower-potency hemp edible retailer business shall be required to submit a new application for registration under Section 12-412, (2) if it seeks to move to a new location still within the legal boundaries of the City of Wyoming.

**Sec. 12-413. Renewal of Registration.**

- (1) Annual Renewal of Registration.
  - (a) The City of Wyoming shall renew registration at the same time OCM renews the business' license.
  - (b) A business shall renew their registration on a form established by the City of Wyoming.
  - (c) A registration issued under this ordinance shall not be transferred.
- (2) Renewal Fees.
  - (a) The City of Wyoming may charge a renewal fee for the registration starting at the second renewal, as established in the City of Wyoming's fee schedule.
- (3) Renewal Application.
  - (a) The application for renewal of a registration shall include, but is not limited to:
    - 1. Items required under Section 12-412, (2) of this Ordinance.
    - 2. Other information as required in the application form.

**Sec. 12-414. Suspension of Registration.**

- (1) When Suspension is Warranted.
  - (a) The City of Wyoming may suspend a registration if it violates the ordinance of the City of Wyoming or poses an immediate threat to the health or safety of the public. The City of Wyoming shall immediately notify the business in writing the grounds for the suspension.
- (2) Length of Suspension.
  - (a) The suspension of a registration may be for up to 30 calendar days, unless OCM suspends the license for a longer period. The business may not make sales to customers if their registration is suspended.
  - (b) The City of Wyoming may reinstate a registration if OCM determines that the violation(s) have been resolved.
- (3) Civil Penalties.
  - (a) The City of Wyoming may impose a civil penalty, as specified in the City of Wyoming's Fee Schedule, for registration violations, not to exceed \$2,000.

**Sec. 12-415. Limiting of Cannabis Registrations.**

There shall be one registration available for either a cannabis microbusiness with a retail endorsement, cannabis mezzobusiness with a retail endorsement, or cannabis retailer businesses in the City of Wyoming.

**DIVISION 3. REQUIREMENTS FOR CANNABIS BUSINESSES.**

**Sec. 12-420. Minimum Buffer Requirements.**

Buffer distances shall be measured from the property line of the proposed cannabis business to the property line of the protected use. The buffer distance for a property platted as a condominium shall be measured from the parent parcel property line to the property line of the protected use.

- (1) The City of Wyoming shall prohibit the operation of a cannabis business within 1,000 feet of a school.
- (2) ~~The City of Wyoming shall prohibit the operation of a cannabis business within 500 feet of a daycare.~~  
*Amended April 8, 2025 Ordinance No. 2025-02.*
- (3) The City of Wyoming shall prohibit the operation of a cannabis business within 500 feet of a residential treatment facility.
- (4) The City of Wyoming shall prohibit the operation of a cannabis business within 500 feet of an attraction within a public park that is regularly used by minors, including a playground or athletic field.

**Sec. 12-421. Definition of Terms.**

The City of Wyoming Zoning Ordinance, Chapter 40, Division IV, shall be amended to include the following definitions:

- (1) Cannabis Business. A business licensed by the Office of Cannabis Management (OCM) as defined by Minnesota Statute 342.01 Subd. 14.
- (2) Cannabis Cultivator. A cannabis business that grows cannabis plants from seed or immature plant to mature plant, harvests the cannabis flower from a mature plant, and packages and labels immature cannabis plants and seedlings and cannabis flower for sale to pursuant to Minnesota Statute Section 342.30.
- (3) Cannabis Event. A temporary cannabis event lasting no more than four days operating pursuant to Minnesota Statute 342.39.
- (4) Cannabis Manufacturer. A cannabis business that 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 cannabis concentrate, hemp concentrate, artificially derived cannabinoids, cannabis products, lower-potency hemp edibles, hemp-derived consumer products to other cannabis businesses pursuant to Minnesota Statute Section 342.31.
- (5) Cannabis Mezzobusiness. 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 pursuant to Minnesota Statute Section 342.29.
- (6) 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.
- (7) Cannabis Retailer. A cannabis business that 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 customers pursuant to Minnesota Statute Chapter 342 and as defined in Minn. Rule 9810.0200.
- (8) Cannabis Testing Facility. A cannabis business that obtains and tests immature cannabis plants and seedlings, cannabis flower, cannabis products, hemp plant parts, hemp concentrate, artificially derived

cannabinoids, lower-potency hemp edibles, and hemp-derived consumer products from cannabis microbusinesses, cannabis mezzobusinesses, cannabis cultivators, cannabis manufacturers, cannabis wholesalers, lower-potency hemp edible manufacturers, and industrial hemp growers pursuant to Minnesota Statute Section 342.37.

- (9) Cannabis Wholesaler. A cannabis business that sells immature cannabis plants and seedlings, cannabis flower, cannabis products, lower-potency hemp edibles, and hemp-derived consumer products to cannabis microbusinesses, cannabis mezzobusinesses, cannabis manufacturers, and cannabis retailers pursuant to Minnesota Statute Section 342.33.
- (10) Hemp Business. A business licensed by the Office of Cannabis Management (OCM) as defined by Minnesota Statute 342.01 Subd. 34.
- (11) Lower-Potency Hemp Edible Manufacturer. A hemp business that makes hemp concentrate, manufactures artificially derived cannabinoids lower-potency hemp edibles, and/or hemp-derived consumer products, and sells hemp concentrate, artificially derived cannabinoids, lower-potency hemp edibles, hemp-derived consumer products to other cannabis businesses and hemp businesses pursuant to Minnesota Statute Section 342.45.
- (12) Lower-Potency Hemp Edible Retailer. A hemp business that sells lower-potency hemp edibles to customers, including on-site consumption, pursuant to Minnesota Statute Section 342.46
- (13) Office of Cannabis Management (OCM). The state agency with the powers and duties of making rules, establishing policy, and exercising its regulatory authority over the cannabis industry and hemp consumer industry.

**Sec. 12-422. Zoning and Land Use.**

The City of Wyoming Zoning Ordinance, Chapter 40, shall be amended to incorporate licensed cannabis businesses as uses in suitable zoning districts as follows:

- (1) Cannabis Cultivator.
  - (a) Cannabis businesses licensed or endorsed for cultivation are permitted as an interim use in the following zoning districts:
    - 1. Agricultural (A) District.
    - 2. Industrial (I) District.
- (2) Cannabis Manufacturer.
  - (a) Cannabis businesses licensed or endorsed for cannabis manufacturer are permitted as an interim use in the following zoning districts:
    - 1. Agricultural (A) District.
    - 2. Industrial (I) District.
- (3) Cannabis Mezzobusiness.
  - (a) Cannabis businesses licensed or endorsed for cannabis mezzobusiness are permitted as an interim use in the following zoning districts:
    - 1. Agricultural (A) District.
    - 2. Industrial (I) District.
- (4) Cannabis Microbusiness.
  - (a) Cannabis businesses licensed or endorsed for cannabis microbusiness are permitted as an interim use in the following zoning districts:
    - 1. Agricultural (A) District.
    - 2. Industrial (I) District.

- (5) Cannabis Retailer.
  - (a) Cannabis businesses licensed or endorsed for cannabis retail are permitted as an interim use in the following zoning districts:
    - 1. Central Business (CBD) District.
    - 2. Commercial (C) District.
    - 3. Office and Health Care (OHC) District.
    - 4. Mixed Use (MXD) District.
- (6) Cannabis Wholesale.
  - (a) Cannabis businesses licensed or endorsed for wholesale are permitted as an interim use in the following zoning districts:
    - 1. Agricultural (A) District.
    - 2. Industrial (I) District.
- (7) Cannabis Transportation.
  - (a) Cannabis businesses licensed or endorsed for transportation are permitted as an interim use in the following zoning districts:
    - 1. Agricultural (A) District.
    - 2. Industrial (I) District.
    - 3. Mixed Use (MXD) District.
- (8) Cannabis Delivery.
  - (a) Cannabis businesses licensed or endorsed for delivery are permitted as an interim use in the following zoning districts:
    - 1. Agricultural (A) District.
    - 2. Industrial (I) District.
    - 3. Central Business (CBD) District.
    - 4. Commercial (C) District.
    - 5. Office and Health Care (OHC) District.
    - 6. Mixed Use (MXD) District.
- (9) Hemp Edible Manufacturer.
  - (a) Hemp businesses licensed or endorsed for lower-potency hemp edible manufacturers permitted as an interim use in the following zoning districts:
    - 1. Agricultural (A) District.
    - 2. Industrial (I) District.
- (10) Hemp Edible Retailer.
  - (a) Hemp businesses licensed or endorsed for lower-potency hemp edible retailers permitted as an accessory use for businesses with a valid liquor license issued under City Code Chapter 4 in the following zoning districts:
    - 1. Central Business (CBD) District.
    - 2. Commercial (C) District.
    - 3. Office and Health Care (OHC) District.
    - 4. Mixed Use (MXD) District.

- (b) Hemp businesses licensed or endorsed for lower-potency hemp edible retailers permitted as an interim use in the following zoning districts:
  1. Central Business (CBD) District.
  2. Commercial (C) District.
  3. Office and Health Care (OHC) District.
  4. Mixed Use (MXD) District.
- (11) Temporary Cannabis Event.
  - (a) Cannabis businesses licensed or endorsed for a temporary cannabis event are permitted as an interim use in the following zoning districts:
    1. Agricultural (A) District.

**Sec. 12-423. Odor.**

- (1) Cannabis Businesses and Hemp Businesses shall be ventilated so that all odors cannot be detected by a person with a normal sense of smell at the exterior of the facility or at any adjoining use or property; they shall not produce noxious or dangerous gases or odors or otherwise create a danger to any person or entity in or near the facilities.
- (2) The facility shall not produce noxious or nuisance causing odors, subject to the following conditions:
  - (a) The applicant shall provide plans that show appropriate odor control systems so as not to produce any noxious or dangerous gases or odors or create any dangers to any person or entity in or near the facility.
  - (b) An odor maintenance plan must be submitted to the City and approved by the City.

**Sec. 12-424. Hours of Operation.**

- (1) Cannabis businesses are limited to retail sale of cannabis, cannabis flower, cannabis products, lower-potency hemp edibles, or hemp-derived consumer products between the hours of 10:00 a.m. and 9:00 p.m.
- (2) Lower-Potency Hemp Edible Retailer are limited to retail sale of lower-potency hemp edibles, or hemp-derived consumer products for off-site consumption between the hours of 10 a.m. and 9 p.m., seven days a week.
- (3) Lower-Potency Hemp Edible Retailers are limited to retail sale of lower-potency hemp edibles, or hemp derived consumer products for on-site consumption between the hours of 8:00 a.m. & 2:00 a.m.

**Sec. 12-425. Advertising.**

Cannabis businesses are permitted to erect up to two fixed signs on the exterior of the building or property of the business, unless otherwise limited by the City of Wyoming’s sign ordinances. Exterior wall, window, and monument signage shall contain only words and shall not depict a cannabis flower, cannabis product, hemp edibles, hemp derived edible consumer product or any other logo, picture, image, or symbol intended to denote or suggest cannabis, hemp, or related paraphernalia and the like. Additionally, a business logo containing the above depictions shall not be displayed as part of any exterior signage. No products, interior signage, advertisements, or like attention-getting items shall be placed or displayed that may be visible from the exterior of the Cannabis or Hemp Business.

**Sec. 14-426. Security.**

Any security bars, gates, or grills shall be retractable, shall remain open and retracted when the Cannabis or Hemp business is open to the public or otherwise in operation and shall not be installed on the exterior of the building.

**DIVISION 4. TEMPORARY CANNABIS EVENTS.**

**Sec. 12-430. Permit Required for Temporary Cannabis Events.**

- (1) Permit Required.
  - (a) A permit is required to be issued and approved by the City of Wyoming prior to holding a Temporary Cannabis Event.
- (2) Registration and Application Procedure.
  - (a) A registration fee, as established in the City of Wyoming's fee schedule, shall be charged to applicants for Temporary Cannabis Events.
- (3) Application Submittal and Review.
  - (a) The City of Wyoming shall require an application for Temporary Cannabis Events.
    1. An applicant for a temporary cannabis event permit shall fill out an application form, as provided by the City of Wyoming. Said form shall include, but is not limited to:
      - i. Full name of the property owner and applicant;
      - ii. Address, email address, and telephone number of the applicant;
      - iii. Other information as required in the application form.
    2. The applicant shall include with the form:
      - i. The registration fee as required in Section 12-430, (2);
      - ii. A copy of the OCM cannabis event license application, submitted pursuant to 342.39 Subd. 2.
  - (b) The application shall be submitted to the city clerk administrator, or other designee for review. If the designee determines that a submitted application is incomplete, they shall return the application to the applicant with the notice of deficiencies.
  - (c) Once an application is considered complete, the designee shall inform the applicant as such, process the application fees, and forward the application to the City Council for approval or denial.
  - (d) The registration fee shall be non-refundable once processed.
- (4) The application for a permit for a Temporary Cannabis Event shall meet the following standards:
  - (a) An Interim Conditional Use Permit shall be required for the operation of a temporary cannabis event. All conditional uses shall be subject to the requirements of this Division and Chapter 40, Article V, Division 6 of this code.
  - (b) On-site consumption is prohibited.
  - (c) No off-site signage shall be permitted.
- (5) A request for a Temporary Cannabis Event that meets the requirements of this Section shall be approved.
- (6) A request for a Temporary Cannabis Event that does not meet the requirements of this Section shall be denied. The City of Wyoming shall notify the applicant of the standards not met and basis for denial.

**DIVISION 5.**

**LOCAL GOVERNMENT AS A CANNABIS RETAILER.**

**Sec. 12-440.** The City of Wyoming may establish, own, and operate one municipal cannabis retail business subject to the restrictions in this chapter.

- (1) The municipal cannabis retail store shall not be included in any limitation of the number of registered businesses under Section 12-415.

**DIVISION 6. USE IN PUBLIC PLACES.**

**Sec. 12-450.** No person shall use cannabis flower, cannabis products, lower-potency hemp edibles, or hemp-derived consumer products in a public place or a place of public accommodation unless the premises is an establishment or an event licensed to permit on-site consumption of adult-use.

Sec. 40 – 451–459. Reserved.

Passed and approved by the City Council of the City of Wyoming this 6th day of November, 2024.

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Lisa Iverson, Mayor

ATTEST:

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Robb Linwood, City Clerk

This Document Drafted by:  
The City of Wyoming  
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