

**AGENDA
CITY COUNCIL
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
MAY 19, 2026
7:00 PM**

CALL TO ORDER:

CALL OF ROLL:

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

"An opportunity for members of the public to address the City Council on items on/or not on the current agenda. Items requiring Council action maybe deferred to staff or Boards and Commissions for research and future Council Agendas if appropriate. You will be limited to three (3) minutes and we ask that you conduct yourself in a professional, courteous manner, and refrain from the use of profanity. Failure to abide by this policy may result in the loss of your privilege to speak".

APPROVAL OF MINUTES:

1. Consider approving the minutes of the "Work Session Meeting" of the Wyoming, Minnesota City Council for April 28, 2026
2. Consider approving the minutes of the "Work Session" of the Wyoming, Minnesota City Council for May 5, 2026
3. Consider approving the minutes of the "Regular Meeting" of the Wyoming, Minnesota City Council for May 5, 2026

SCHEDULED BID LETTINGS:

SCHEDULED PUBLIC HEARINGS:

CONSENT AGENDA:

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

4. Consider authorizing the payment of recommended bills, payroll and journal entries for the period of May 6, 2026 to May 19, 2026

5. To consider **Resolution 26-05-51** a resolution authoring payment to Halverson Tree for tree removal, stump grinding, and tree replacement in the amount of \$27,672.00.
6. To consider **Resolution 26-05-52** a resolution authorizing payment to Blaine Brothers for Engine 3 repairs in the amount of 53,838.97
7. To consider **Resolution 25-05-53** a resolution approving payment to Wold Architects for Design Development in the amount of \$52,911.64

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

8. Report of the Public Safety Director, Neil Bauer, for May 14, 2026
9. Report of City Building Official, Fred Weck, IV for May 14, 2026.
10. Report of the City Attorney, Tom Loonan, for May 12, 2026
11. Report of City Engineer Mark Erichson, WSB for May 14, 2026
12. Report of the Public Works Superintendent, Steve Reeves, for May 11, 2026

COMMUNICATIONS:

OLD BUSINESS:

NEW BUSINESS:

13. To consider **Resolution 26-05-54** a resolution approving a 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
14. To consider **Resolution 26-05-55** a resolution approving an 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
15. To consider **Resolution 26-05-56** a resolution approving an 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
16. To consider hiring Benjamin James for the position of Community Service Officer (CSO) with the Wyoming Public Safety Department

COUNCIL REPORTS:

ADJOURN

**UNAPPROVED MINUTES
CITY COUNCIL
WORK SESSION
CITY OF WYOMING, MINNESOTA
APRIL 28, 2026
5:30 PM**

CALL TO ORDER: *Mayor Lisa Iverson called the Work Session Meeting of the Wyoming City Council for April 28, 2026 to order at 5:30 PM*

CALL OF ROLL:

On a Call of the Roll the following members of the Wyoming City Council were present: Councilmembers Lisa Iverson, Linda Nanko Yeager, Claire Luger, Dennis Schilling, and Brett Ohnstad.

Absent: None

Also Present: Robb Linwood - City Administrator, Grant MacFarlane - Assistant City Administrator, Fred Weck – Building Official / Zoning Administrator, and Neil Bauer – Director of Public Safety

DETERMINATION OF A QUORUM:

Mayor Iverson determined that a Quorum was present.

NEW BUSINESS

1. City Facilities Discussion - Wold Architects and Kraus Anderson

City Administrator Linwood – Stated that the City was continuing to work on the City Facilities Improvement Project with Wold Architects and Kraus Anderson. Added that representatives from both organizations were present at the meeting to share updates on the project.

Paige Sullivan, Wold Architects – Provided an overview of the site plans for each building, including proposed new additions to the proposed Fire Department and general layouts of the building interiors.

Councilmember Schilling – Asked if the technology in the new council chambers would be an upgrade compared to the current chambers.

Paige Sullivan, Wold Architects – Shared that there is a technology budget for the project and that improvements would be made.

Councilmember Luger – Inquired as to if the building bathrooms would require ADA upgrades.

Paige Sullivan, Wold Architects – Stated that the new City Hall building is already ADA compliant and that the new Fire Department would be upgraded to meet ADA requirements.

Dan Kjellberg, Kraus Anderson – Provided a budget update for the Council. Stated that

City Hall and the Fire Department were projected to cost roughly 9 million dollars and that they were currently in a good market for building. Shared that bids would include two alternates, one for the PD garage and another for a Spring start for construction.

Councilmember Nanko-Yeager – Asked how much it will cost to finish the police portion of the building in 2028.

Dan Kjellberg, Kraus Anderson – Stated that this was unknown at this time as further design work would need to be completed, along with other conditions that can't be predicted so far out.

City Administrator Linwood – Shared that Council could authorize bid advertising at the May 5th City Council meeting and that authorizing bid advertisement does not mean that the project must be moved forward.

Mayor Iverson – Wanted to walk through how the project had gotten to this point. Stated that in 2019 the planning with Wold for facilities began and that the last year the cost for just the public safety building alone was near 19 million dollars. Whereas this project phase for the fire department and city hall is only 9 million dollars.

The Council had consensus to add an item related to approving bid advertising on the agenda for the Council meeting on May 5, 2026.

A MOTION WAS MADE BY COUNCILMEMBER SCHILLING, SECONDED BY COUNCILMEMBER LUGER, TO ADJOURN THE APRIL 28, 2026 WORK SESSION OF THE WYOMING, MINNESOTA CITY COUNCIL AT 6:02PM

**UNAPPROVED MINUTES
CITY COUNCIL
WORK SESSION
CITY OF WYOMING, MINNESOTA
MAY 5, 2026
5:30 PM**

CALL TO ORDER: *Mayor Lisa Iverson called the Work Session Meeting of the Wyoming City Council for May 5, 2026 to order at 5:30 PM*

CALL OF ROLL:

On a Call of the Roll the following members of the Wyoming City Council were present: Councilmembers Lisa Iverson, Linda Nanko Yeager, Claire Luger, Dennis Schilling, and Brett Ohnstad.

Absent: None

Also Present: Grant MacFarlane - Assistant City Administrator and Tom Loonan – City Attorney

DETERMINATION OF A QUORUM:

Mayor Iverson determined that a Quorum was present.

NEW BUSINESS

1. Discussion Regarding the Minnesota State Flag

Assistant Administrator MacFarlane – Stated that residents attended a previous council meeting asking that the state flag display be discussed and that the City Council had opted to move the discussion to the May 5th meeting to ensure a full Council was present.

City Attorney Loonan – Provided a history of the Minnesota State Flag design and an overview of the requirements for cities in the display of flags as well as potential future implications of any change to the City's flag display policies, including a proposed bill to cut Local Government Aid (LGA) by 10% to any city that flies the old State flag.

Councilmember Nanko Yeager – Inquired as to how the State could reduce a City's LGA amount if they are not legally required to fly the current State flag.

City Attorney Loonan – Stated that the proposed bill would establish the requirement and that State law would set the precedent moving forward.

Councilmember Nanko Yeager – Asked if there was any concern about the City's ability to be inclusionary in a potential bonding bill for the facilities project, should the Council elect to fly the old flag.

City Attorney Loonan – Stated that he was not certain how this issue may impact the process, but that lobbyists have shared that lawmakers are taking note of who is flying the old flag.

Councilmember Nanko Yeager – Inquired if the City could remove all State flags as a middle-ground solution for both parties.

Councilmember Schilling – Shared that his job as a Councilmember was to be concerned with City matters and that he did not believe that the risk of losing bonding opportunities was worth flying the old flag.

Councilmember Ohnstad – Asked if cities that changed their flags on display prior to any potential changes to the display law would be subject to grandfather clauses.

City Attorney Loonan – Stated that State law would pre-empt any change made by the City and that they would not be grandfathered in.

Councilmember Luger – Informed the Council that they believed that they should focus on issues local to Wyoming, such as the tax levy and emergency services. Added that the flag was selected based on a democratic process and that they needed to be careful from a legal perspective on this topic.

Mayor Iverson – Stated that the City had many residents and that many different opinions on this topic were had. Proposed flying a flag with the City's logo as opposed to a State flag.

The City Council had consensus to move forward with flying a flag with the City's logo as opposed to the State flag and to place the item on the agenda for the May 5, 2026 Business Meeting.

A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER OHNSTAD, TO ADJOURN THE MAY 5, 2026 WORK SESSION OF THE WYOMING, MINNESOTA CITY COUNCIL AT 6:12PM

**DRAFT MINUTES
CITY COUNCIL
REGULAR MEETING
CITY OF WYOMING, MINNESOTA
MAY 5, 2026
7:00 PM**

CALL TO ORDER:

Mayor Lisa Iverson called the Regular Meeting of the Wyoming City Council for May 5, 2026, to order at 7:00 PM

CALL OF ROLL:

On a Call of the Roll, the following members of the Wyoming City Council were present: Councilmembers Lisa Iverson, Linda Nanko Yeager, Dennis Schilling, Brett Ohnstad, and Claire Luger

ABSENT: None

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

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

Mayor Iverson – Explained that earlier tonight, the Council held a Work Session discussion regarding the Minnesota State flag. She explained that she would like to amend the agenda and add item 22, to consider **Resolution 26-05-50** a resolution directing the flag of the United States of America and the flag of the City of Wyoming to be displayed on all City-owned properties, now or in the future, where there is a flag display.

A MOTION WAS MADE BY MAYOR IVERSON, SECONDED BY COUNCILMEMBER SCHILLING, TO AMEND THE MAY 5, 2026, CITY COUNCIL MEETING AGENDA BY ADDING ITEM #22, TO CONSIDER RESOLUTION 26-05-50, A RESOLUTION DIRECTING THE FLAG OF THE UNITED STATES OF AMERICA AND THE FLAG OF THE CITY OF WYOMING BE DISPLAYED ON ALL CITY-OWNED PROPERTIES, NOW OR IN THE FUTURE, WHERE THERE IS A FLAG DISPLAY.

Voting Aye: Schilling, Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: None

OPEN FORUM:

John Burgum, 26347 Forest Boulevard – Referenced a parcel of land owned by the City and asked if there would be a way to open up the street to provide a turnaround for trucks.

Beth Maloney, 25611 W. Comfort Drive – Provided commentary and shared her concerns regarding the flag display item that was added to tonight's agenda. Stated that she understood the City's desire to keep everyone happy but expressed concerns.

Nick Doleny, 4950 259th Court – Stated that because he lives near the freeway, traffic can be very loud, and asked about the possibility of having a sound barrier for the area. He noted that he also wanted to share with the Council that he was in support of flying the former State flag.

Ken Ruthford, 4700 East Viking Boulevard – Shared concerns about the speed traffic is driving

on County Road 22. Stated that he did not believe that sidewalks were plowed near him in the winter. He added that he would also like to know why he needed to pay the City for run-off when he owns the land and the pond that his water is running into. He explained that he was also in support of changing the flag back to the former State flag.

Public Works Superintendent Reeves – Explained that the right-of-way along East Viking Boulevard from the intersection of 61/30 to the west is State and County right-of-way.

APPROVAL OF MINUTES:

1. Consider approving the minutes of the “Work Session Meeting” of the Wyoming, Minnesota City Council for April 21, 2026

A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER OHNSTAD, TO APPROVE THE MINUTES OF THE “WORK SESSION MEETING” OF THE WYOMING, MINNESOTA CITY COUNCIL FOR APRIL 21, 2026, AS SUBMITTED.

Voting Aye: Schilling, Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: None

2. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota City Council for April 21, 2026

A MOTION WAS MADE BY COUNCILMEMBER OHNSTAD, SECONDED BY COUNCILMEMBER SCHILLING, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA CITY COUNCIL FOR APRIL 21, 2026, AS SUBMITTED.

Voting Aye: Schilling, Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: None

3. Consider approving the minutes of the “Work Session Meeting” of the Wyoming, Minnesota City Council for April 28, 2026

A MOTION WAS MADE BY COUNCILMEMBER SCHILLING, SECONDED BY COUNCILMEMBER OHNSTAD, TO APPROVE THE MINUTES OF THE “WORK SESSION MEETING” OF THE WYOMING, MINNESOTA CITY COUNCIL FOR APRIL 28, 2026, AS SUBMITTED.

Voting Aye: Schilling, Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: None

SCHEDULED BID LETTINGS: NONE

SCHEDULED PUBLIC HEARINGS: NONE

CONSENT AGENDA:

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

4. To consider authorizing the payment of recommended bills, payroll, and journal entries for the period of April 22, 2026, to May 5, 2026

5. To consider **Resolution 26-05-45**, a resolution approving payment for street sweeper maintenance by Mike McPhillips Sweeping in the amount of \$15,243.00
6. To consider **Resolution 26-05-46**, a resolution authorizing payment to Renner Well in the amount of \$33,705.00 for the rehab of Well 2 head shaft
7. To consider **Resolution 26-05-47**, a resolution approving payment to BerganKDV for the 2025 Annual Audit services in the amount of \$25,000.00

A MOTION WAS MADE BY COUNCILMEMBER OHNSTAD, SECONDED BY COUNCILMEMBER SCHILLING, TO APPROVE #4, #5, #6, and #7 OF THE WYOMING CITY COUNCIL CONSENT AGENDA

Voting Aye: Schilling, Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: None

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

8. Report of the Public Safety Director, Neil Bauer, for April 30, 2026
9. Report of City Building Official, Fred Weck, IV, for April 28, 2026
10. Report of City Attorney Tom Loonan for May 1, 2026
11. Report of City Engineer Mark Erichson, WSB, for April 29, 2026
12. Report of Public Works Superintendent, Steve Reeves, for April 27, 2026

COMMUNICATIONS

13. Touch-a-Truck 2026

Assistant City Administrator MacFarlane – Gave an overview of the annual Touch-a-Truck event, which will take place on June 6, 2026, from 10:00 a.m. to 12:00 p.m. in Goodview Park.

OLD BUSINESS

NEW BUSINESS

14. To consider and approve the 2025 City of Wyoming Audit Presentation – BerganKDV

Assistant City Administrator MacFarlane – Introduced Aaron Dahl from BerganKDV, who would be presenting the audit findings to the Council.

Aaron Dahl, BerganKDV – Gave a brief overview of the auditing finds and explained that the City had received an unmodified opinion from the auditors and commended City staff for their work, which resulted in no audit or legal compliance findings. He reviewed the City's General Fund revenues/expenditures; comparison of budgeted to actual revenues and expenses.

Council Member Nanko Yeager – Asked about the use of \$542,000 and asked what it had been for.

Ms. Sturtz – Explained that the City reviews financial statements following the audit every year and any excess funds over the City's fund balance policy are transferred into the Capital Project fund. Stated that this is done every year.

Mr. Dahl – Continued his review of the audit results, including review of fund balances; tax capacity, tax capacity rate, and the tax levy; Water Fund; Sewer Fund; and Surface Water Fund Operations.

Council Member Nanko Yeager – Referenced page 87 from the meeting packet and page 29 from the financial report, and stated that the Capital Revolving Fund went from a balance of over \$2 million to a deficit, and asked why that occurred.

Ms. Sturtz – Explained that the building was purchased out of the Capital Revolving Fund for 1.9 million dollars and also referenced payments for the architect and construction manager.

A MOTION WAS MADE BY COUNCILMEMBER SCHILLING, SECONDED BY COUNCILMEMBER OHNSTAD, TO APPROVE THE 2025 CITY OF WYOMING AUDIT PRESENTATION – BERGANKDV.

Voting Aye: Schilling, Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: None

15. To consider Resolution 26-05-48, a resolution approving plans and specifications and ordering advertisement for bids for City Facilities projects

Assistant City Administrator – Gave an overview of recent Council discussions related to the scope, phasing, and financial considerations for the City facilities project. He noted that this project was to the point where they were ready to proceed to the bidding phase. He outlined the expected timeline for advertisement for bids and when the Council could consider and award the bids.

Council Member Nanko Yeager – Explained that she had three concerns, including not having enough information to move forward/full cost of the last phase of the project in 2029; the escalating costs of the project; and the viability of doing phase 2 in 2029.

Mayor Iverson – Stated that she believed many of those questions had been answered throughout their discussions. She stated there was a tenant in the building that will pay rent until 2028, which would also help pay for the building. Stated that the City had been working on this project since 2019 and that the total cost has already been reduced through the purchase and renovation of existing buildings as opposed to completing a new construction as originally proposed.

Dan Kjellberg, Kraus Andersen – Gave an overview and background behind bidding for the project.

A MOTION WAS MADE BY MAYOR IVERSON, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE RESOLUTION 26-05-48, A RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND ORDERING ADVERTISEMENT FOR BIDS FOR CITY FACILITIES PROJECTS.

Voting Aye: Schilling, Luger, Ohnstad, Iverson

Voting Nay: Nanko Yeager

Abstain: None

Absent: None

16. To consider **Resolution 26-05-49**, a resolution approving conditional participation in the MPCA Clean Water Partnership Loan Program for Liberty Ponds

Assistant City Administrator McFarlane – Explained the background and history of the City's work with the Liberty Ponds Homeowners Association over the last few years regarding the replacement of their community septic system. He briefly outlined the recent request from Liberty Ponds for the City to participate in the MPCA's Clean Water Partnership loan program to help finance the project. He explained that this would require the City to act as a loan sponsor and pledge its full faith and credit to the project and briefly reviewed some of the conditions that have been included in the resolution language.

City Attorney Loonan – Emphasized that this resolution was the first formal step by the City that indicates the City's intent to move forward with this project, and also clearly lists the conditions that Liberty Ponds needed to meet. He noted that it was not officially committing the City to anything, but instead was conditionally committing the City. He stated that once Liberty Ponds meets all the conditions, the agreement would be brought back to the Council for consideration.

Mayor Iverson – Stated that she wanted to make it clear that this did not affect any of the other residents in the City.

City Attorney Loonan – Agreed and briefly reviewed some of the language in the resolution that speaks to that concern and makes it clear that citizens outside of Liberty Ponds would not be responsible for paying this loan.

Council Member Nanko Yeager – Asked how City Attorney Loonan would categorize the risk to the City in case of foreclosure or bankruptcy.

City Attorney Loonan – Stated that you cannot predict if someone will go into foreclosure and explained that a foreclosure would simply delay, not stop, the City getting its money back.

Mayor Iverson – Asked what would happen if every resident of Liberty Ponds didn't sign the proposed waivers.

City Attorney Loonan – Read aloud the language in the condition that each record owner of every property benefiting from the project within Liberty Ponds shall execute an assessment waiver in a form approved by the City Attorney. He noted that if the resident didn't want to sign the assessment waiver, they would also have the option to pay up front, similar to what is done for a street project in the City.

A MOTION WAS MADE BY COUNCILMEMBER SCHILLING, SECONDED BY COUNCILMEMBER OHNSTAD, TO APPROVE RESOLUTION 26-05-49, A RESOLUTION APPROVING CONDITIONAL PARTICIPATION IN THE MPCA CLEAN WATER PARTNERSHIP LOAN PROGRAM FOR LIBERTY PONDS.

Voting Aye: Schilling, Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: None

17. To consider a Proclamation Declaring National Public Works Week as May 17, 2026, to May 23, 2026

Public Works Superintendent Reeves – Thanked the City for its ongoing support of the Public Works Department and noted that Public Works Week would be under the theme of people, purpose, and presence.

A MOTION WAS MADE BY MAYOR IVERSON, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE A PROCLAMATION DECLARING NATIONAL PUBLIC WORKS

WEEK FROM MAY 17, 2026, TO MAY 23, 2026.

Voting Aye: Schilling, Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: None

- 18.** To consider a Proclamation Declaring National Police Week as May 11, 2026, to May 17, 2026

Public Safety Director Bauer – Explained that National Police Week was from May 11, 2026, to May 17, 2026, and was asking the Council to approve a proclamation acknowledging the work of the Police Department.

A MOTION WAS MADE BY MAYOR IVERSON, SECONDED BY COUNCILMEMBER OHNSTAD, TO APPROVE A PROCLAMATION DECLARING NATIONAL POLICE WEEK FROM MAY 11, 2026, TO MAY 17, 2026.

Voting Aye: Schilling, Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: None

- 19.** To consider a Proclamation of the City of Wyoming, MN, Designating May 3-9, 2026, as “Small Business Week” in Wyoming, Minnesota

Assistant City Administrator MacFarlane– Explained that this request was for the City to approve a proclamation designating Small Business Week in the City for May 3 through 9, 2026.

A MOTION WAS MADE BY MAYOR IVERSON, SECONDED BY COUNCILMEMBER OHNSTAD, TO APPROVE A PROCLAMATION OF THE CITY OF WYOMING, MN, DESIGNATING MAY 3-9, 2026, AS “SMALL BUSINESS WEEK” IN WYOMING, MINNESOTA

Voting Aye: Schilling, Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: None

- 20.** To consider a City Council Work Session on May 19, 2026

Assistant City Administrator MacFarlane – Explained that staff was requesting this Work Session to review the proposed franchise agreement with Mid-Continent Communications.

A MOTION WAS MADE BY COUNCILMEMBER SCHILLING, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE A CITY COUNCIL WORK SESSION ON MAY 19, 2026, AT 5:30 P.M.

Voting Aye: Schilling, Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: None

- 21.** To consider a City Council Work Session on May 27, 2026

Assistant City Administrator MacFarlane – Explained that this proposed Work Session would be to conduct the review of street conditions around the City. He noted that Fairview Meadows would provide a bus/driver for the Council to use for this tour.

A MOTION WAS MADE BY MAYOR IVERSON, SECONDED BY COUNCILMEMBER LUGER, TO APPROVE A CITY COUNCIL WORK SESSION ON MAY 27, 2026, AT 5:00 P.M.

Voting Aye: Schilling, Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: None

- 22.** To consider **Resolution 26-05-50**, a resolution directing the flag of the United States of America and the flag of the City of Wyoming be displayed on all City-owned properties, now or in the future, where there is a flag display

City Attorney Loonan – Gave an overview of the Council discussion from their Work Session discussion. He noted that there was consensus of the Council at the Work Session that the flag of the United States of America and the flag of the City of Wyoming would be displayed on all City-owned properties now and in the future, where there are flags displayed.

A MOTION WAS MADE BY MAYOR IVERSON, SECONDED BY COUNCILMEMBER OHNSTAD, TO APPROVE RESOLUTION 26-05-50, A RESOLUTION DIRECTING THE FLAG OF THE UNITED STATES OF AMERICA AND THE FLAG OF THE CITY OF WYOMING BE DISPLAYED ON ALL CITY-OWNED PROPERTIES, NOW OR IN THE FUTURE, WHERE THERE IS A FLAG DISPLAY.

Voting Aye: Schilling, Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None

Abstain: None

Absent: None

COUNCIL REPORTS:

Council Member Ohnstad – Attended the Work Session held earlier tonight.

Council Member Nanko Yeager – Attended the Work Session and also went to the library yesterday for their event.

Council Member Luger – Attended the Work Session held earlier tonight.

Council Member Schilling – Attended the Work Session held earlier tonight.

Mayor Iverson – Attended the Work Session held earlier tonight.

Public Safety Director Bauer – Noted that on June 5, 2026, the Police Department was doing the Bike Rodeo at the new City building in the parking lot.

City Engineer Erichson – Gave a brief update on the upcoming street projects and noted that staff were pleased with the bids that have come in.

Mayor Iverson – Noted that this week was also Nurses' Week and expressed her appreciation to all the nurses in the City for their dedication to their work.

A MOTION WAS MADE BY COUNCILMEMBER LUGER, SECONDED BY COUNCILMEMBER SCHILLING, TO ADJOURN THE MAY 5, 2026, "REGULAR MEETING" OF THE WYOMING, MINNESOTA CITY COUNCIL REGULAR MEETING AT 8:21 PM

Voting Aye: Schilling, Nanko Yeager, Luger, Ohnstad, Iverson

Voting Nay: None
Abstain: None
Absent: None

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

NEXT REGULAR MEETING:
MAY 19, 2026
7:00 PM



Request for Council Action

Date: May 12, 2026

Presented to: Mayor Iverson and City Council Members

Department: Administration

Reference: Authorize City Claims

Method: Consent

Background Information:

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

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

Recommended action: Authorize payment of recommended bills, payroll, and journal entries for the period of May 6, 2026 to May 19, 2026.



Request for Council Action

Date: May 12, 2026

Presented to: Mayor Iverson and City Council Members

Presented by: Grant MacFarlane, Assistant City Administrator

Department: Administration

Reference: Halverson Tree - EAB

Method: Consent

Background Information:

The City of Wyoming was awarded an addition \$29,068.29 by the Minnesota Department of Natural Resources as a continuation of the 2022 Protect Community Forest Grant to be used on the removal and replacement of infected ash trees. The City contracted with Halverson Tree to remove eight trees, grind their stumps, and plant eight replacement trees within the community. Halverson Tree has completed their work for this project for a total of \$27,672.00. This cost will be reimbursed to the City through the DNR's grant.

Recommendation: To approve **Resolution 26-05-51** a resolution authorizing payment to Halverson Tree for tree removal, stump grinding, and tree planting in the amount of \$27,672.00.



CITY OF WYOMING

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

RESOLUTION NO. 26-05-51

**A RESOLUTION AUTHORIZING PAYMENT TO HALVERSON TREE FOR
TREE REMOVAL, STUMP GRINDING, AND TREE PLANTING IN THE
AMOUNT OF \$27,672.00**

WHEREAS, the City was awarded \$29,068.29 by the Minnesota Department of Natural Resources' as a continuation of the 2022 Protect Community Forests Grant; and,

WHEREAS, the City has agreed to remove and replant thirty (8) trees as a part of the Protect Community Forest Grant; and

WHEREAS, Halverson Tree removed eight (8) trees, ground eight (8) tree stumps, and replanted eight (8) trees as a part of this grant; and,

WHEREAS, the City has received an invoice from Halverson Tree for work completed in the amount of \$27,672.00; and,

THEREFORE BE IT RESOLVED, the City of Wyoming authorizes payment to Halverson Tree for carrying out work as related to the 2022 Protect Community Forests Grant in the amount of \$27,672.00.

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING ON THE 19th
DAY OF MAY, 2026.**

CITY OF WYOMING

By: _____
Lisa Iverson, Mayor

ATTEST:

Robb Linwood, City Administrator/Clerk



Date: May 13, 2026
To: Mayor and Members of the City Council
From: Neil Bauer, Public Safety Director/Police Chief
Subject: Authorization to Proceed with Fire Truck Engine Replacement and Related Repairs

Staff is requesting City Council authorization to proceed with repairs to Fire Engine E-3, a 2009 Spartan fire engine, following a significant engine failure. Diagnostic evaluation completed by Blaine Brothers determined the engine sustained substantial internal damage requiring replacement of the engine with a long block assembly, along with associated components and repairs.

The current estimate for repairs is \$53,838.97 and includes replacement of the long block engine, turbocharger components, exhaust recirculation components, air compressor, filters, gaskets, fluids, labor, and related miscellaneous repair items.

This estimate is preliminary in nature and represents the best estimate available at this time based on currently identified damage and anticipated repair needs. As noted in the estimate provided by Blaine Brothers, pricing, quantities, and scope remain subject to change pending further disassembly and repair work. Final repair costs may vary from the current estimate.

Due to the importance of maintaining operational fire apparatus availability and the lead time associated with repairs and parts procurement, staff recommends authorization to proceed with the repairs as outlined in the attached estimate.

Recommended Action:

Motion to authorize staff to proceed with repairs to Fire Engine E-3 through Blaine Brothers based on the attached estimate, understanding that the estimate is preliminary and final repair costs may vary.

To ensure accurate, complete, and well-researched responses, City staff respectfully request that questions regarding agenda items be submitted in advance of the Council meeting whenever possible. Questions raised during the meeting that require additional research, legal review, or coordination may not be answered immediately. In such cases, staff will follow up with a complete response as soon as practical.

RESOLUTION NO. 26-05-52

**A RESOLUTION AUTHORIZING THE REPAIR OF THE ENGINE 3 ENGINE BY
BLAINE BROTHERS IN AN AMOUNT OF \$53,838.97**

WHEREAS, the City of Wyoming Fire Department operates a 2009 Spartan Fire Engine (Engine 3) that serves an important role in emergency response operations; and,

WHEREAS, Engine 3 was recently inspected and determined to have sustained substantial internal damage requiring replacement; and,

WHEREAS, Blaine Brothers is able to perform the repairs on Engine 3 with a preliminary estimate of \$53,838.97 for the replacement and subsequent repairs; and

WHEREAS, the actual cost of repairs will be brought back to Council once they have been completed for final approval; and,

WHEREAS, the City Council finds that completing these repairs and refurbishment improvements is in the best interest of the City in order to maintain reliable fire response equipment and support the long-term capital planning needs of the Fire Department.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Wyoming, Minnesota, that the City Council hereby authorizes the repair of the Engine 3 engine by Blaine Brothers in the amount of \$53,838.97.

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 19th DAY OF
MAY, 2026.**

CITY OF WYOMING

By: _____
Lisa Iverson, Mayor

ATTEST:

Robb Linwood, City Administrator Clerk

RESOLUTION NO. 26-05-53

**A RESOLUTION APPROVING INVOICES FROM WOLD ARCHITECTS FOR
DESIGN DEVELOPMENT OF THE CITY FACILITIES PROJECT IN THE
AMOUNT OF \$52,911.64**

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

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

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

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

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

THEREFORE BE IT RESOLVED, the City of Wyoming authorizes the approval of
invoices from Wold Architects for Design Development for city facilities in the
amount of \$52,911.64.

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING ON THE
19TH DAY OF MAY, 2026.**

CITY OF WYOMING

By: _____
Lisa Iverson, Mayor

ATTEST:

Robb Linwood, City Administrator/Clerk

Date: May 14, 2026
To: Mayor Iverson and Members of City Council
From: Neil Bauer, Public Safety Director/Police Chief
Subject: Public Safety Report

Awards and Recognition Ceremony

The Wyoming Public Safety Department recently hosted a Awards and Recognition Ceremony, recognizing the exceptional work, professionalism, and dedication demonstrated by members of the department and community partners over the past several years. The ceremony highlighted the significant work occurring across both the police and fire divisions and recognized employees, volunteers, and community members who have made meaningful contributions to the organization and community.

Awards presented during the ceremony included the Medal of Commendation, Achievement Medal, Police Star, Fire Star, Lifesaving Medal, and Letters of Outstanding Achievement. Recipients were recognized for exemplary leadership during critical incidents, complex criminal investigations, lifesaving actions, outstanding field training and mentoring efforts, DWI enforcement initiatives, development and delivery of use of force training, fire service mentoring, and long-term volunteer service to the department and community.

The department also recognized several community partners and founding members of the Wyoming Police Multicultural Advisory Committee (WYPMAC) for their efforts to strengthen relationships between public safety and the community through engagement, outreach, and collaboration initiatives.

Police Officer Hiring and Staffing Challenges

Police officer hiring continue to present challenges, consistent with trends being experienced across Minnesota but the impact is greater in a smaller department like Wyoming. The department continues recruitment efforts to fill the current police officer vacancy; however, the applicant pool has been limited, with many candidates not meeting the standards and expectations necessary for employment. These staffing shortages continue to create operational and scheduling challenges.



Scheduling and Overtime Impacts

One of the department's operational priorities has been to minimize situations where officers are scheduled to work extended 12-hour shifts alone whenever possible. Maintaining adequate staffing levels improves officer safety, enhances response capabilities, and supports overall service delivery to the community.

In practice, maintaining this staffing approach often requires the use of overtime to ensure a second officer is available during higher-demand periods or extended coverage situations. While this has increased overtime utilization, the approach is intended to reduce officer fatigue, improve safety, and maintain effective patrol operations.

To ensure accurate, complete, and well-researched responses, City staff respectfully request that questions regarding agenda items be submitted in advance of the Council meeting whenever possible. Questions raised during the meeting that require additional research, legal review, or coordination may not be answered immediately. In such cases, staff will follow up with a complete response as soon as practical.



May 14, 2026
Honorable Mayor and City Council
City of Wyoming
26885 Forest Boulevard
Wyoming, MN 55092

RE: MAY 19, 2026 CITY COUNCIL MEETING

Dear Mayor and Council Members:

This letter is intended to summarize on-going commercial building projects and zoning issues within the City. Some of these items may be separate agenda matters, while others are for informational purposes only.

Wyoming Elementary School

The permits have been issued. Work will commence at the end of the school year. Applications have been submitted to remodel areas of the school that were not remodeled in 2018. Work areas include the gymnasium, restrooms, class rooms, and mechanical systems.

Sunrise Flour Mill Phase 2

The interior flour mill room has been constructed. Plumbing rough-in, framing and fireblocking inspections have been approved. Building permits have been issued to complete phase 2 to remodel the existing 24,000 square foot building located at 26327 Fallbrook Avenue into a flour mill for Sunrise Four Mill.

Planning Commission

The Planning Commission held public hearings for the rezoning of parcel for the Sunrise River Bank commercial site, an interim conditional use permit for a cannabis dispensary at 6641 Lake Boulevard, and an amendment to the interim conditional use permit for a cannabis microbusiness at 7978 269th Street. These are separate agenda items.

Sincerely,

Frederick E. Weck, IV
Zoning Administrator
Building Official #1825
Advanced Septic Inspector, MPCA #C5199
City of Wyoming



**ECKBERG
LAMMERS**
ATTORNEYS AT LAW

www.eckbergammers.com

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

Writer's Email:
tloonan@eckbergammers.com

May 12, 2026

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

Delivered via Email

Re: City of Wyoming
Status Update for the Period of – May 2nd – May 12th

Dear Robb:

Our office continues our role as general counsel, answering questions, addressing legal concerns and reviewing items for the City as requested. We are working to resolve the situation involving the Letson variance dispute, and have a motion hearing scheduled for June 9 to argue the legal merits of the Letsons' claims.

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

Very Truly Yours,

s/ Thomas R. Loonan

Thomas R. Loonan
City Attorney

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

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



Engineer's Report

.....
May 14, 2026

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

Re: May 19, 2026, City Council Meeting
WSB Project No. 027762-000

Dear Mayor and Council Members:

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

2026 Street Improvement Project

Project bids were received on April 8, 2026. A total of 6 bids were received ranging from \$1,358,926.33 to \$1,644,148.00 with the low bidder being North Valley, Inc. Bid results are excellent with assessments expected to be less than what was identified in the feasibility study. Assessment amounts will be determined based on actual project costs later this fall. Construction is to start once school is out for summer break. WSB has worked extensively with North Valley Inc. in the past.

After City Council awarded a contract to North Valley, WSB issued the notice of award and sent contracts to North Valley. A preconstruction meeting is scheduled for Monday, May 19th. Once we know schedule details, a newsletter will be mailed to property owners with detailed information about the project and schedule.

Coordination with the US Postal Service, private utilities, school district, and residents will be ongoing. More neighborhood engagement will occur regarding off-street trails this summer.

2025 Street Improvement Project

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

Engineering and Public Works Bi-Annual Collaboration meeting

Nate Kock and I met with the entire Public Works Team and we collaborated on a number of items including but not limited to the following:

- 2025 Street Improvement Project
- 2026 Street Improvement Project
- 2027 Street Improvement Project and needs from the PW group
- Thurnbeck Ponds Trails update
- 5-year CIP review and feedback
- Public Facilities Final design review and updates/feedback
- Development updates and feedback (Summerfields Development, Katies Glen, Point North at Carlos Avery, and Sunrise Riverbank – Commercial
- Upcoming Fiber Optic project updates

These meetings are helpful in keeping the entire team on the same page.

Summer Fields Development

No new update.

Site grading has been completed until the project resumes in the Spring of 2026. Staff continue to work on development agreement terms for construction of the lift station, sanitary sewer, watermain, streets and storm sewer. Staff met with a concerned resident and answered their questions.

Sunrise Riverbank Development (residential and commercial)

Staff continue to work with the applicant on both the residential and commercial portions of the overall development. Multiple meetings were held in March and April to discuss their concept plan submitted to the City for the commercial portion of the overall development to discuss traffic study needs, shared driveway, utility layout, and wetland impacts. The applicant submitted a preliminary plat for the commercial area on April 20th. In previous discussions with the developer, it was noted that they needed to submit a traffic study as the previous study was outdated, they had different geometric layouts, and their land uses had changed.

Since WSB had been working on layouts with Chisago County and MNDOT, they asked if we could complete a traffic study and use their escrow to pay for our preparation of the study. This is an efficient approach for all parties (City, Developer, MNDOT, County). Data collection has been completed (previous data was 5 years old and it needs to be 2 years or less). The application is incomplete until this study is finalized. Once the traffic study is complete, staff expects the project to be scheduled for the June 23rd Planning Commission meeting and July 7th City Council meeting.

Katies Glen

Staff have reviewed the work completed to date and authorized the reduction in the letter of credit to 125% of the remaining value of work to be completed. The final lift of pavement has been completed. Once punch list items are all complete, we will ask the City Council to accept the improvements and release escrows and the letter of credit. I met with the developer and contractor, and we identified the remaining work and how to correct. The work is limited to correcting erosion along the pond. This regrading is extensive, but we expect this work to be completed in the near future.

Diamond Ridge Development

No new update.

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

Public Facilities

Staff have worked with Wold Architecture to prepare project plans related to site improvements at both the Fire Department and City Hall sites. Survey, soil borings and site design are completed and included in the overall bid package.

TH 8

No new update.

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

Frontier Communications/MasTec High Speed Fiber

Staff are in receipt of two large utility projects that will provide high speed fiberoptic installations within Wyoming. We have provided extensive review and provided these comments to update their proposed plans. We have received 1 of the 2 plans back and provided additional comments. More details will be provided with the project expected to start this spring once road restrictions are removed.

They intend to begin work on the project permitted and started last year in mid-May. Preconstruction meeting are expected to be coordinated in the near future.

Arvig

Staff is in receipt of another utility permit request for fiber optic installation in the area of Fenwick, Felton and 266th Street. This permit has recently been approved with a preconstruction meeting to be scheduled soon.

Pavement Preservation Project

Public works and Engineering are working to receive quotes to perform a test area utilizing two separate products that would be applied to roadways in the 1–5-year-old range to maximize pavement life expectancy. Like Wyoming, many communities have stopped the use of chip seals and are utilizing these rejuvenator products instead.

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

Sincerely,

WSB and Associates, Inc.

Mark Erichson, P.E., City Engineer



May 11, 2026

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

RE: May 19, 2026 City Council Meeting

Public Works Department Activity

- Maintenance staff attended & participated in classroom & hands on Chainsaw Safety Training
- Gravel road maintenance is ongoing
- Citywide Spring Hydrant Flush Program began Monday May 4th. We are roughly a quarter way through the city
- Street sweeping is underway first on all curbed streets in preparation for hydrant flushing then into enhanced route in coordination with the watershed district
- Tree maintenance at Blue Spruce Park removing dead and diseased trees
- Repairs to turf damage in plow routes
- Seasonal staff have begun working on locating and marking water system infrastructure and building a tie card system showing sketches and measurements
- With the lack of rain, we have been watering trees as well
- Building maintenance at our Faxton Shop
- Coordinating with engineering and contractors ahead of 2026 construction season related to Right of Way permitting
- Responded to resident contacts
- Ongoing work order completion
- Routine safety checks were conducted throughout the department including eye wash stations, fire extinguishers and climbing equipment

Streets:

- Pothole patching has begun. Our pothole patcher is down for repairs

Utilities:

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

- Sanitary Sewer
Staff continue to check lift stations & generators during daily rounds. Lift station equipment inspections and maintenance are ongoing. Maintenance at Lift Station #6

PUBLIC WORKS

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

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

coolant system performed by Kodiak Power Solutions.

- **Water:**

Continued water testing and monitoring the City's water distribution system. Sustained exercising of Well 3. MN Dept of Health and Dept of Natural Resources reporting are complete. Fluoride report was completed and submitted. Bacterial testing has been completed. Renner Well performed rehab work on Well 2. All subsequent tests with Minnesota Department of Health were conducted and passed. Working with Minnesota Department of Health and WSB on our lead copper service replacement which will occur later this year. Curb stop repair on 262nd Street is complete.

Surface/Storm Water:

Disposal of street sweepings. Finalized agreement with Comfort Lake Forest Lake Watershed District on an Enhanced Street Sweeping program for 2026. Received a full grant payment from the CLFLWD for our enhanced street sweeping plan in 2025.

Parks:

Trash pick-up is becoming more regular now that spring is upon us. Dog park is operational and going smoothly. Stump grinding and tree trimming in parks are underway.

Fleet:

Regular maintenance of vehicles is ongoing. All vehicles & equipment are receiving regularly scheduled maintenance at manufacturers' recommended intervals. Truck 26930, 2025 Ford F-150 had recall work completed. Brush chipper in for annual maintenance. Street Sweeper moderations per rate study are complete and is very nice improvement.

Chisago County Projects in Wyoming in 2026:

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

Respectfully submitted,
Steve Reeves
Public Works Superintendent

**CITY OF WYOMING
PLANNING AND ZONING**

TO:	City Council
MEETING DATE:	5/19/2026
FROM:	Kim Lindquist, City Planner
	Fred Weck, Zoning Administrator
RE:	Rezoning from Commercial to Mixed Use
APPLICANT:	NTD-Com LLC
PROPERTY OWNER:	NTD-Com LLC
PROPERTY:	21.00012.20
FILE NO.:	Z-26-001

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.

Planning Commission Recommendation

On May 12, 2026 the Planning Commission publicly heard the petitioner's request. After hearing testimony and discussion, the Planning Commission voted unanimously to recommend approval of the request based on the finding that the criteria contained in Article V, Division 9, Zoning Amendments have been met and concur with Staff's recommended findings of fact.



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 / /

Email on 4/21/26

By: [Signature] Official

Check # 5545

RESERVED FOR RECORDING DATA

RESOLUTION NO. 26-05-54

**RESOLUTION APPROVING A REZONING FROM THE COMMERCIAL (C) DISTRICT
TO THE MIXED USE (MXD) AT
PROPERTY IDENTIFICATION NUMBER 21.00012.20**

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

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

WHEREAS, Richard Morris of NTD-COM, LLC has applied for approval of a rezoning of parcel 21.00012.20 from the Commercial District (C) to the Mixed Use District (MXD).

That part of the Northwest Quarter of the Northeast Quarter of Section 19, Township 33 North, Range 21 West, described as follows:

Commencing at the north quarter corner of Section 19, thence South 2 degrees 14 minutes 23 seconds East, assumed bearing, along the North-South quarter line of Section 19, a distance of 925.08 feet; thence North 87 degrees 45 minutes 37 seconds East 353.82 feet; thence North 34 degrees 52 minutes East, 200 feet; thence North 17 degrees 28 minutes 13 seconds East, 208 feet to the point of beginning; thence continuing North 17 degrees 28 minutes 13 seconds East, 200 feet; thence South 72 degrees 31 minutes 47 seconds East, 219 feet, more or less to the westerly right-of-way line of Interstate Highway No. 35; thence southwesterly along said right-of-way line, 200 feet more or less, to its intersection with a line which bears South 72 degrees 31 minutes 47 seconds East from the point of beginning; thence North 72 degrees 31 minutes 47 seconds West, along said line, 219 feet more or less to the point of beginning.

WHEREAS, on May 12, 2026 the Planning Commission held a public hearing in accordance with the Ordinance and laws of the State of Minnesota; and,

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

1. The requested rezoning will not create an excessive demand on parks, schools, or streets serving the area.
2. The proposed rezoning is compatible with existing development and will not deter the appropriate development of vacant lands.
3. The rezoning is consistent with the goals and policies of the City and the spirit, intent and purposes of the zoning ordinance.
4. The proposed rezoning will not cause traffic hazard or congestion.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Wyoming hereby grants the rezoning as requested by the applicant.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 19th DAY OF MAY, 2026.

Lisa Iverson, Mayor

ATTEST:

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

Robb Linwood, City Administrator

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

CALL TO ORDER:

Planning Commission Chairman Lobermeier called the Regular Meeting of the Wyoming Planning Commission for May 12, 2026, to order at 7:00 PM

CALL OF ROLL:

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

ABSENT: Commissioners Katie West and Mark Holl

Also Present: Fred Weck, Zoning Administrator, City Planner Kim Lindquist, 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 24, 2026**

A MOTION WAS MADE BY COMMISSIONER RUTFORD, SECONDED BY COMMISSIONER IVERSON, TO APPROVE THE MINUTES OF THE “REGULAR MEETING” OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR MARCH 24, 2026, AS SUBMITTED.

Voting Aye: Rutford, Iverson, and Lobermeier

Voting Nay: None

Abstain: None

Absent: West and Holl

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

Zoning Administrator Weck gave a brief overview of the request to rezoning this property from Commercial to Mixed Use and explained that staff recommended approval.

Commissioner Rutford noted that this property was prime real estate for businesses and asked if it was rezoned what that would do to potential businesses that want to come to the City.

Zoning Administrator Weck explained that the applicant already had users for all the commercial sites. He stated that they will be bringing forward the Preliminary Plat at the June 23, 2026, Planning Commission meeting.

MOTION BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER RUTFORD, TO OPEN THE PUBLIC HEARING AT 7:02 P.M.

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

There were no public comments.

MOTION BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER RUTFORD, TO CLOSE THE PUBLIC HEARING AT 7:03 P.M.

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

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER RUTFORD, TO RECOMMEND APPROVAL OF REZONING: Z-26-001: COMMERCIAL DISTRICT (C) TO THE MIXED-USE DISTRICT (MXD) LOCATED AT 268XX KETTLE RIVER BOULEVARD (ADJACENT TO BLUE SKY ANIMAL HOSPITAL), FOR RICHARD MORRIS OF NTD-COM, LLC, PROPERTY ID NUMBER: 21-00012.20, BASED ON THE FINDINGS OF FACT INCLUDED IN THE STAFF REPORT.

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

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: 21.11059.00

Zoning Administrator Weck reviewed details of the request for an Interim Conditional Use Permit for a Cannabis Retailer at 6641 Lake Boulevard. He reminded the Commission that there had been previous approvals from the City Council for this location, but those applications had not moved forward. He stated that staff recommended approval subject to the conditions included in the staff report.

Commissioner Rutford asked if, when the building was sold, it would need to come up to code.

Zoning Administrator Weck explained that this would only need to happen when they change use.

Chair Lobermeier noted that he understood the previous approvals weren't part of this application, but asked if the previous ICUP had been revoked.

Zoning Administrator Weck explained that if this request is approved, he would send new

documents to the County Recorder's office informing them that the previous ICUPs had been terminated for non-use.

MOTION BY COMMISSIONER RUTFORD, SECONDED BY COMMISSIONER IVERSON, TO OPEN THE PUBLIC HEARING AT 7:08 P.M.

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

Carole Keneally, 6750 Greenway Lane, stated that her property would have a new access road go through it that will serve this business and others. She expressed concerns about what is going into this property and explained that she was very anti-narcotic and vehemently against the approval of a dispensary right next to her property. She expressed concerns related to security, traffic, and setting a precedent for what will be on this property. She did not believe that this kind of business was going to bring any additional business to the community. She explained that she was not the only person on her block who was concerned, but she was the only one able to attend the meeting. She asked the City not to approve the use of this property for a cannabis business.

MOTION BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER RUTFORD, TO CLOSE THE PUBLIC HEARING AT 7:12 P.M.

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

Commissioner Iverson stated that this was a situation where, personally, he was not in favor of this type of retail use, but the City was facing the State law.

Commissioner Rutford stated that this location is off Highway 8, where there is already traffic and multiple businesses. He stated that he understands that people aren't going to be happy to have this in their backyard, but the State is involved. He noted that he feels like it is similar to having a liquor store in your backyard.

Chair Lobermeier asked if the access was going to change for this property.

City Planner Lindquist explained the layout for the roundabout and access roads as part of the Highway 8 improvement project.

Chair Lobermeier explained that the Commission had talked about the difficulties of this kind of application before because the State has mandated that they have to allow this type of business. He stated that he understood Ms. Keneally's concerns and noted that there are some conditions recommended by staff that include vegetation.

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER IVERSON, TO RECOMMEND APPROVAL OF AN INTERIM CONDITIONAL USE PERMIT: I-26-002 FOR A CANNABIS RETAILER AT 6641 LAKE BOULEVARD FOR MARIE VANNELLI OF MARIE VANNELLI ENDEAVORS, LLC, D.B.A. HAPPY DAZE DISPENSARY, PROPERTY ID NUMBER: 21.11059.00, SUBJECT TO THE CONDITIONS INCLUDED IN THE STAFF REPORT.

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

4. Interim Conditional Use Permit Amendment: I-26-003 for a Cannabis Microbusiness
Location: 7978 269th Street
Applicant: Matthew Klein of Kind Buds Cultivars
Owner: David Rondestvedt
Property ID Number: 21.10353.00

Zoning Administrator Weck explained that this item was for an amendment to the ICUP that was granted last year, and the request is to add 2 greenhouses and have an outdoor growth space.

Matt Klein, Kind Buds Cultivars, described some of the farm building foundations that had been found on the site when they started to clear the land.

Zoning Administrator Weck noted that staff recommended approval subject to the conditions included in the staff report.

Chair Lobermeier stated that, from what he can see, it looks like about 45% of the available area would now become outside growing space.

Zoning Administrator Weck noted that there were some variations between when the staff report was put together and when they received all the information regarding the layout.

Commissioner Iverson stated that one of the issues that is important to him is related to odor control. He explained that he didn't have any problems approving the additional greenhouses, but was concerned about the proposed outdoor growing space, largely due to odor.

Zoning Administrator Weck stated that this is an agricultural use and that typically means that there will be smells associated with it.

Commissioner Iverson stated that the City has an ordinance related to odors, and he planned to be a stickler about this issue. He asked the applicant if there would be any smells that could be detected by the adjoining properties.

Mr. Klein explained that they should not fall into what they refer to as 'noxious odors' and felt it would end up as a personal preference. He stated that this is permitted by law, under the zoning, but agreed that there would not really be a way to totally control outdoor odors. He explained the kind of products they planned to grow outdoors would mostly be for THC-type uses and described how they harvest and handle that product.

Commissioner Iverson reiterated that he had no problems approving additional greenhouse space, but was a stickler about the possibility of odors being detected at the property line and didn't think it should be applied differently for indoor or outdoor cultivation.

Mr. Klein noted that everyone in the City is allowed to grow up to 8 plants outdoors.

Commissioner Rutford explained that he had concerns about lights on during the night.

Mr. Klein stated that they will not be able to detect the light at night and explained that it goes 20 feet beyond the trailer and the greenhouses. He stated that there would not be any supplemental lighting outside. He reminded the Commission that for the greenhouses, they would have light deprivation curtains to help manipulate flowering, so they also did not want extra lighting on the property. He noted that they do not have perimeter security lights because they have infrared cameras.

Commissioner Rutford stated that the City didn't allow trailers and storage units, and asked if this

was changing direction.

Zoning Administrator Weck explained that these will be more like a manufactured home type trailer, which would be allowed in the Agricultural District.

Chair Lobermeier asked why Mr. Klein was asking for this amendment and what had changed from the original approval.

Mr. Klein stated that the first two greenhouses will go in sometime in June, and the 2 additional greenhouses will probably not go in until November. He stated that they just wanted to be able to make sure that they could do this because it looked like there were a lot of cultivation operations going on in the City. He explained that they wanted to make sure the amendments were approved before any potential rule changes went into effect.

Chair Lobermeier asked about the plans for the outdoor growth and the fencing.

Mr. Klein explained that the outdoor growth would just be for this year and would not need to continue beyond that. He stated that the fencing will need to have screening towards the road, and they also planned to beef up their security so they know if anybody comes down the road.

Chair Lobermeier stated that it may be an attractive nuisance for anyone driving by.

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

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

Matt Udderman, 8083 269th Street, stated that he has similar concerns as those shared by the Commission related to odors and security. He stated that if there were to be a retail aspect of this business, he would have even more concerns.

Mr. Klein stated that he has no plans for a retail component to the business.

Chair Lobermeier clarified that the ordinance does not allow for a retail component on the site.

Mr. Udermann asked about water use and if the 700 to 1,200 gallons were for 2 greenhouses or for all 4 greenhouses.

Mr. Klein stated that it was for 2 greenhouses, and with the additional greenhouses and outdoor component, they may go up to about 3,500 gallons/day.

Mr. Udermann explained that his property was on a well and asked if there had been a study on water impact usage on the groundwater and underground aquifers.

Zoning Administrator Weck explained that the DNR did not require a permit until 10,000 gallons/day.

Mr. Udermann clarified that there would not be any outside lights for the outdoor growth area.

Mr. Klein confirmed that it was correct and explained that the lights were really bad for the plants.

Mr. Udermann noted that he had 4 children, so security was very important to him to ensure the safety of his family.

Carole Kenneally, 6750 Greenway Lane, stated that she had the same concerns with this application as she did with the one she spoke on earlier tonight.

MOTION BY COMMISSIONER RUTFORD, SECONDED BY COMMISSIONER IVERSON, TO CLOSE THE PUBLIC HEARING AT 7:42 P.M.

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

Commissioner Rutford stated that his biggest concern was safety, hauling water in, and messing up the roads.

Zoning Administrator Weck explained that the County road was a 9-ton road.

Mr. Klein stated that the only time they would need to bring in water may be during drought conditions, so it would not be an all-the-time kind of thing.

Commissioner Iverson stated that he was unaware that the outdoor growth area was just for a single year. He asked about the timeframe for the crop and budding for when it may produce odor.

Mr. Klein stated that they are planning to raise something called 'autoflower' plants, which are a bit less smelly. He noted that the core of the odor would happen towards the end of flowering, which will be the end of September and early October.

Chair Lobermeier suggested that the City add a condition that makes it clear that allowing the outdoor growth area would just be for one-year. He noted that he also had some concerns about the water use and the well going from 2 greenhouses to 4 greenhouses, and adding outdoor cultivation. He asked if there may be a condition that would relate to additional wells on the property.

Zoning Administrator Weck explained that the City did not issue well permits and would come from the Minnesota Department of Health, which doesn't notify him when a well is approved.

Commissioner Rutford asked what protections were planned so hooligans don't get on the property, especially the outdoor growth areas.

Mr. Klein stated that they will have third-party monitoring, the police department, and he lives nearby, and his investor lives in Chisago City. He stated that the cameras are AI cameras, so they do a pretty good job of picking out people from a dog.

Mr. Udermann asked if they were going for a walk down the road, and if that meant the camera was recording and seeing them.

Mr. Klein stated that it might and noted that they will have to fine-tune the AI. He explained that they were going to be keeping an eye on the road, for example, if there is a suspicious individual parked and just sitting in their car.

Chair Lobermeier stated that he was not comfortable with the proposed outdoor growth portion of the project and asked if they could make a motion to recommend approval of the additional greenhouses, but not the outdoor growth areas.

MOTION BY COMMISSIONER LOBERMEIER, SECONDED BY COMMISSIONER IVERSON, TO RECOMMEND APPROVAL OF AN INTERIM CONDITIONAL USE PERMIT AMENDMENT: I-26-003 FOR A CANNABIS MICROBUSINESS AT 7978 269TH STREET FOR MATTHEW KLEIN OF KIND BUDS CULTIVARS/OWNER: DAVID RONDESTVEDT, PROPERTY ID NUMBER: 21.10353.00, WITHOUT THE OUTDOOR GROWING AREA, AND SUBJECT TO

THE 6 CONDITIONS OUTLINED IN THE STAFF REPORT.

Mr. Klein stated that technically, the greenhouses he has were considered outdoor growing spaces by the State. He explained that the only reason he applied for outdoor growth was that it was listed in the Code and sounded like it would be a reasonable use of the land. He asked if there was a stipulation for how far a growing location needed to be from houses. He stated that he understood concerns about the smell, but reiterated that technically, the City had already allowed this type of use.

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

NEW BUSINESS: NONE

OLD BUSINESS:

5. City of Wyoming Cannabis Ordinance

Chair Lobermeier referenced the letter in the packet from the City Attorney (Exhibit A of these minutes). He stated that he would like to suggest that the City amend the language to include what zoning this would be allowed in, but also require that it be consistent with the Comprehensive Plan.

Commissioner Iverson noted that at the end of the letter from the City Attorney, there was some mention of how the City can use ordinances to help control the odor concerns.

Chair Lobermeier stated that the City was still feeling its way along in this situation, but he felt his proposed amendments would be a way to help the City get them where they would be less of a problem. He stated that he would also propose that the City not allow a rezoning for the express purpose of this particular use.

Ms. Keneally asked questions about the requirements from the State and how many cannabis uses were allowed in the City.

Zoning Administrator Weck gave a brief explanation to answer Ms. Keneally's questions.

COMMUNICATIONS:

Chair Lobermeier noted that he would likely not be able to attend the June 9, 2026, meeting.

UPDATES:

A MOTION WAS MADE BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER RUTFORD, TO ADJOURN THE MAY 12, 2026 "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION AT 8:03 PM.

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

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

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

EXHIBIT A
5/12/2026 PC MEETING

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.

EXHIBIT A
5/12/2026 PC MEETING

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.

EXHIBIT A
5/12/2026 PC MEETING

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.

**CITY OF WYOMING
PLANNING AND ZONING**

TO:	City Council
MEETING DATE:	5/19/2026
FROM:	Kim Lindquist, City Planner
	Fred Weck, Zoning Administrator
RE:	Interim Use Permit for Retail Cannabis
APPLICANT:	Marie Vannelli for Marie Vannelli
	Endeavors LLC
PROPERTY OWNER:	Damarco LLC
PROPERTY:	6641 Lake Blvd
FILE NO.:	I-26-002

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.

Planning Commission Recommendation

On May 12, 2026 the Planning Commission publicly heard the petitioner's request for an Interim Conditional Use Permit to allow a cannabis retail store at the location. After hearing testimony and discussion, the Planning Commission voted unanimously to recommend approval of the request based on the findings that the standards for the Interim Conditional Use Permit have been met and with 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.



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 marie.vannell@endeavorsllc.com

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 [REDACTED] Email [REDACTED]

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.

- Is your proposed use in conformity with the Comprehensive Plan and development policies of the City?
☒ Yes ☐ No Explain: _____
- 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: _____
- 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: _____
- Will the structure and site have an appearance that will not have an adverse effect upon adjacent properties?
☒ Yes ☐ No Explain: _____
- Is the proposed use reasonably related to the overall needs of the City and to the existing land use?
☒ Yes ☐ No Explain: _____
- Will the proposed use be consistent with the purpose of the Zoning Ordinance and other City Ordinances?
☒ Yes ☐ No Explain: _____
- 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: _____
- Will the proposed use generate only minimal vehicular traffic on local streets?
☒ Yes ☐ No Explain: _____
- Will the proposed use create traffic hazards or unsafe access or parking needs?
☐ Yes ☒ No Explain: _____
- 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: _____
- Will the establishment or maintenance of the proposed use be detrimental to the public health, safety or general welfare?
☐ Yes ☒ No Explain: _____
- 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: _____
- 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
- Will the proposed use cause adverse environmental effects?
☐ Yes ☒ No Explain: _____

Application # _____

Revised 01/24/21

Proposed Interim Use Description – Wyoming Project

Address: 6641 Lake Blvd, Forest Lake, MN

Proposed Use: Retail Marijuana Dispensary

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

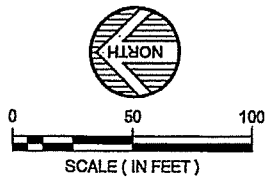
•Comprehensive Training

Regular security training sessions for all staff members to ensure adherence to protocols.

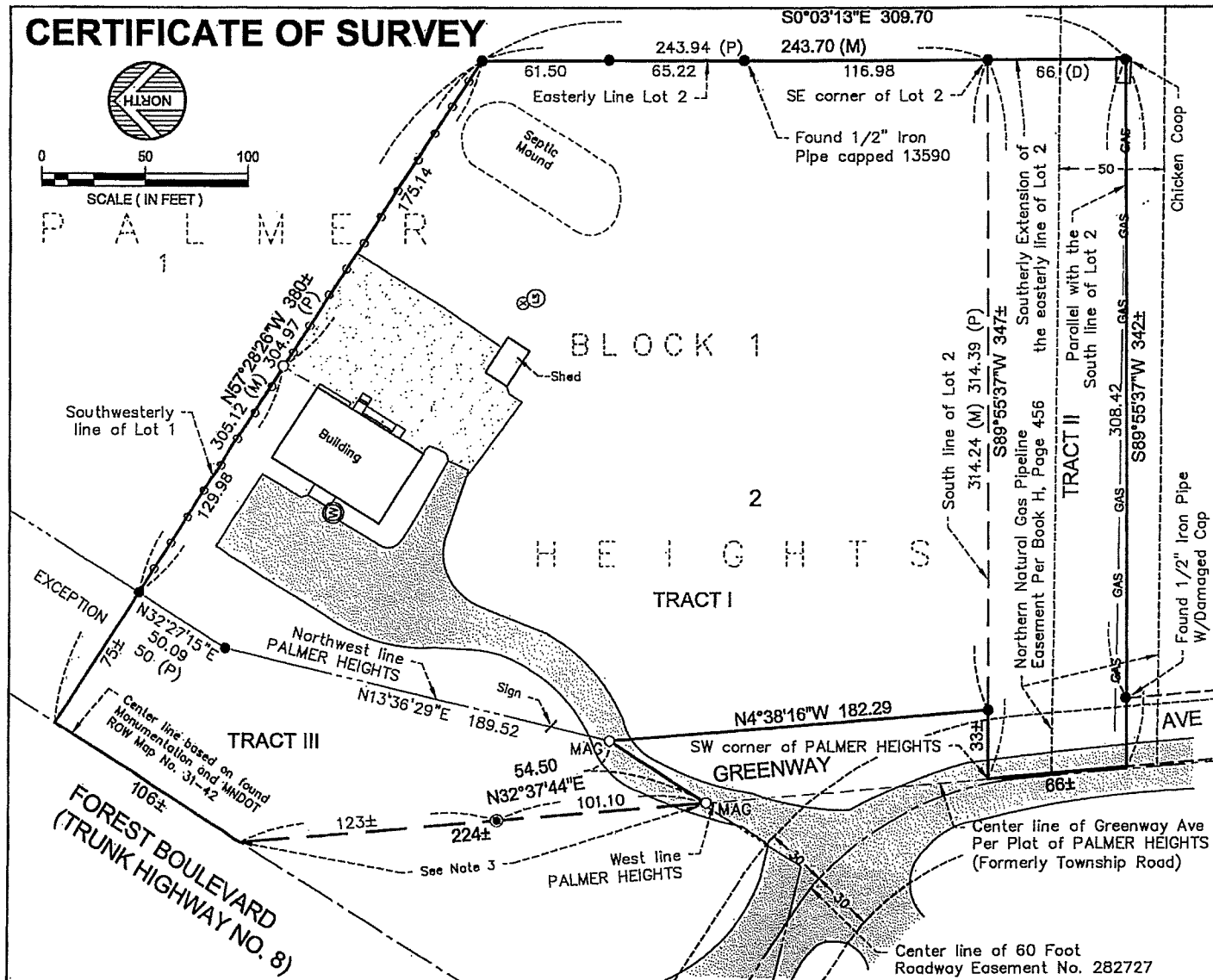
•Emergency Response Plans

Established procedures for various scenarios, ensuring preparedness and swift action when needed.

CERTIFICATE OF SURVEY



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: January 2001	DATE:	AMENDMENTS:	BY:	PREPARED FOR: DAMARCO, LLC
SCALE: AS SHOWN				I HEREBY CERTIFY THAT THIS SURVEY, PLAT, AND REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A duly LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
DRAWN BY: JRM				
CHECKED BY: RLJ				
FILE NUMBER: 2020-11977				DATE: 10/09/01 LIC NO: 62918

WIDSETH
ARCHITECTS • ENGINEERS • SCIENTISTS • SURVEYORS

[← \(/listing/listingsearch\)](#)

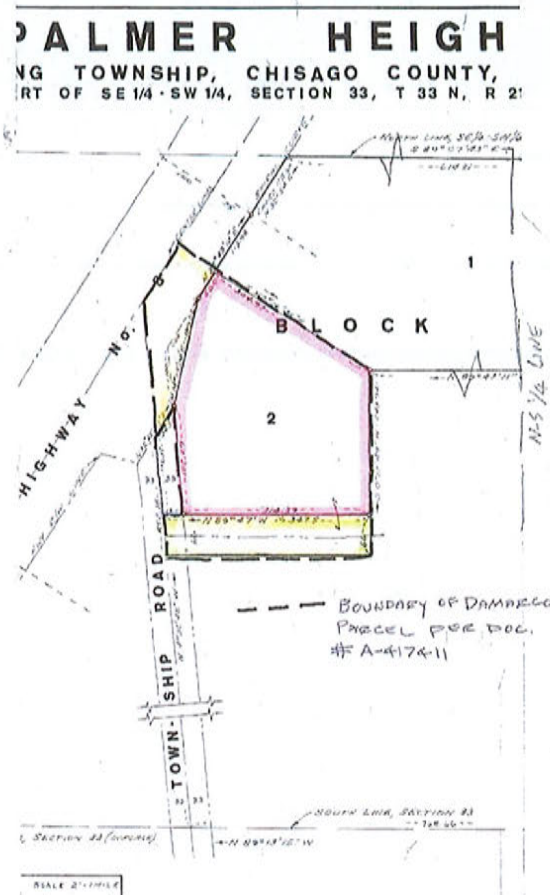
6641 Lake Boulevard, Forest Lake, MN 55025

< >

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.

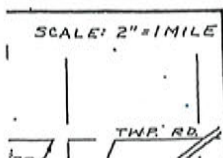
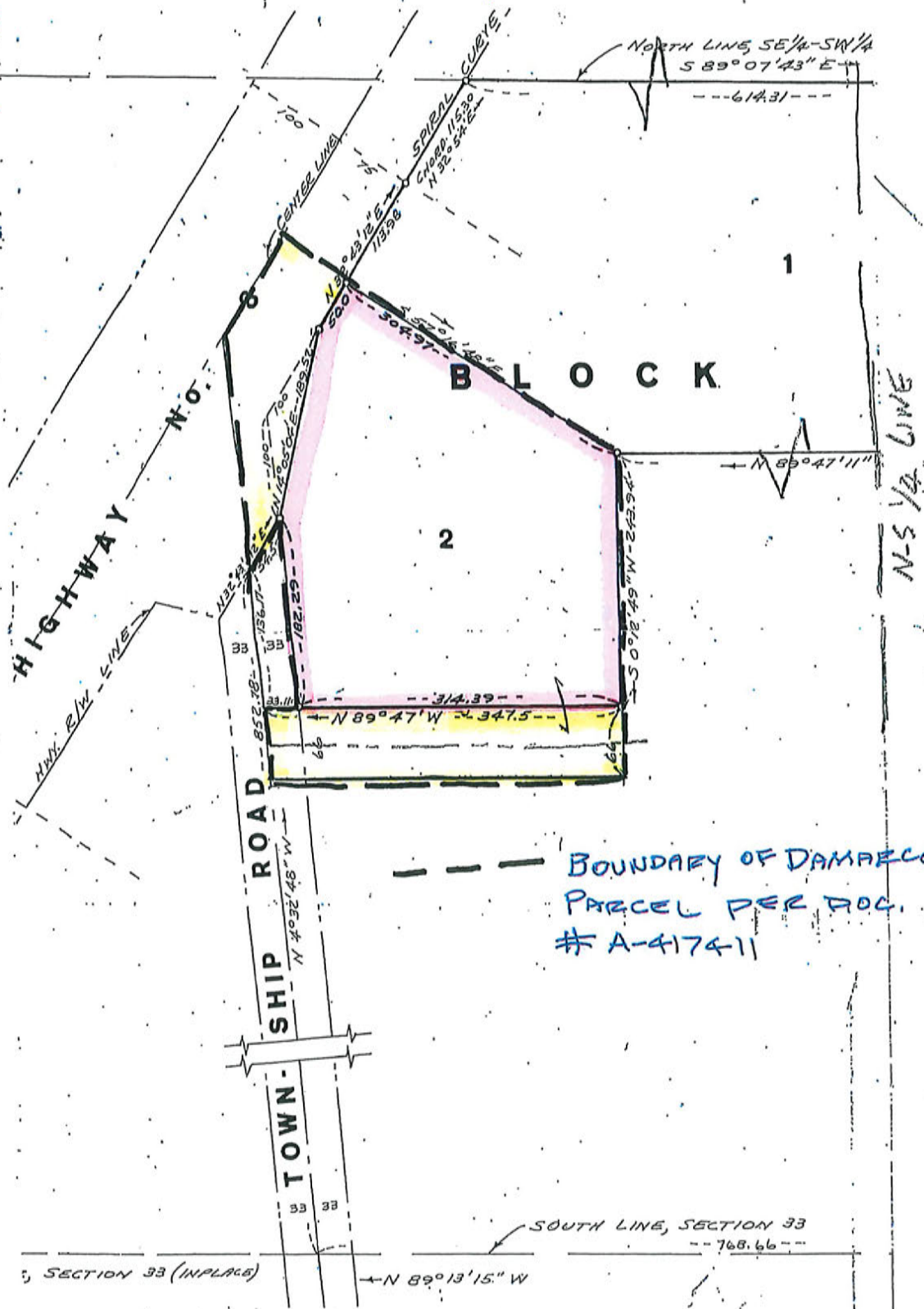
Greg & Terri Shaleen

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](#)

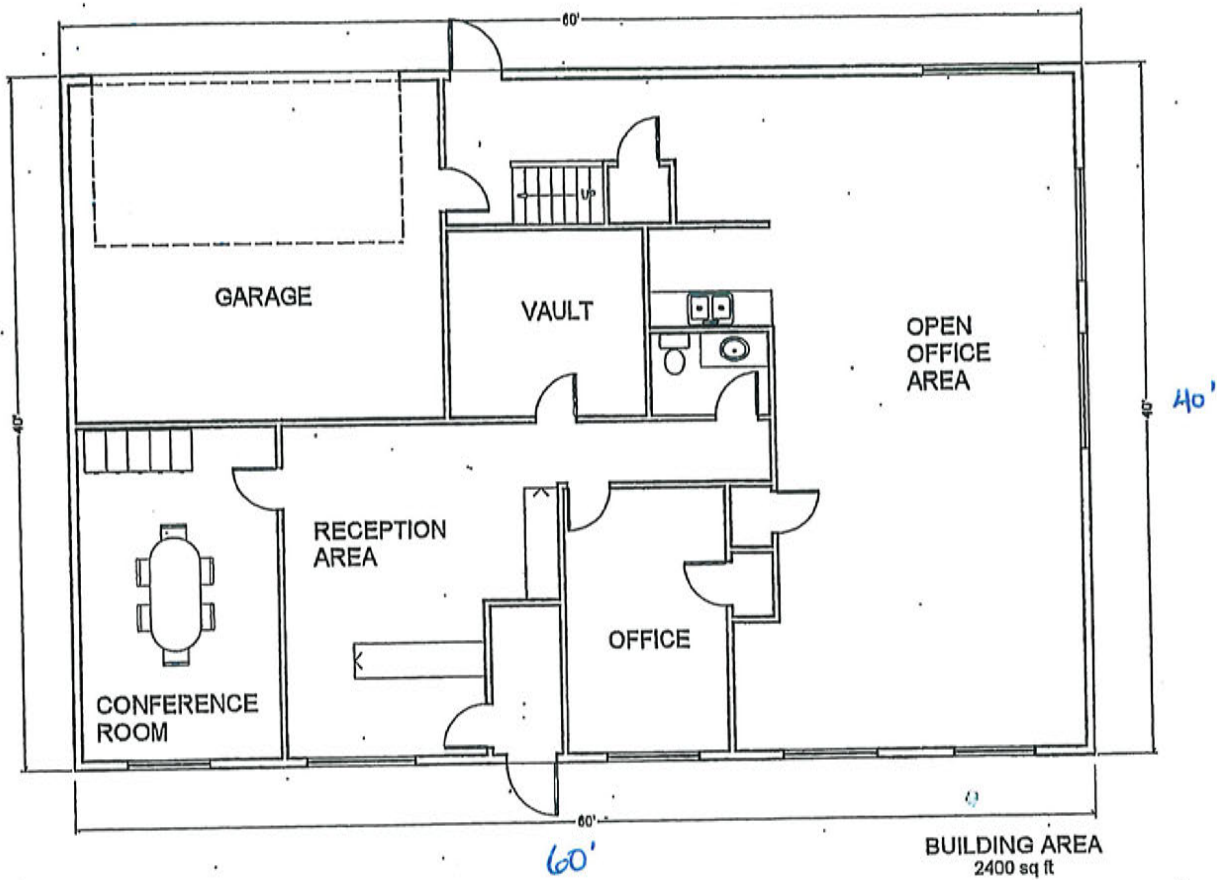
PALMER HEIGHT

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



Scale: 1 inch = 100 feet





RESOLUTION NO. 26-05-55

**RESOLUTION APPROVING AN INTERIM CONDITIONAL USE PERMIT TO
OPERATE A CANNABIS RETAIL STORE
AT
6641 LAKE BOULEVARD**

PROPERTY ID NUMBER 21.11069.00

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

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

WHEREAS, Marie Vannelli, representing Marie Vannelli Endeavors LLC, has applied for an Interim Conditional Use Permit to operate a cannabis retail store.

The property is legally described as:

Lot 2, Block 1, Palmer Heights

WHEREAS, on May 12, 2026, the Planning Commission held a public hearing in accordance with the Ordinance and laws of the State of Minnesota; and,

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

1. The use is in conformity with the Comprehensive Plan and development policies of the City.

2. The use will not create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
3. The use will be sufficiently compatible or separated by distance or screening from adjacent development or land so that existing development will not be depreciated in value and there will be no deterrence to development of vacant land.
4. The structure and site will have an appearance that will not have an adverse effect upon adjacent properties.
5. The use in the opinion of the City is reasonably related to the overall needs of the City and to the existing land use.
6. The use will be consistent with the purpose of this and other City Ordinances.
7. The use will be located, designed, maintained, and operated to be compatible with the existing or intended character of the zoning district in which it is to be located.
8. The use will generate only minimal vehicular traffic on local streets and shall not create traffic hazards or unsafe access or parking needs.
9. Existing businesses nearby will not be adversely affected because of the curtailment of customer trade brought about by intrusion of noise, glare, or general unsightliness.
10. The establishment or maintenance of the use shall not be detrimental to the public, health, safety, or general welfare.
11. The use will not be hazardous, detrimental, or disturbing to present and potential surrounding land use due to water pollution, odor, fumes, general unsightliness or other nuisances.
12. The use will preserve and incorporate the site's important natural and scenic features into the development design.
13. The use will cause minimal adverse environmental effects.

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

1. 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.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 19th DAY OF MAY, 2026.

Lisa Iverson, Mayor

ATTEST:

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

Robb Linwood, City Administrator

**CITY OF WYOMING
PLANNING AND ZONING**

TO:	Planning Commission
MEETING DATE:	05/19/2026
FROM:	Kim Lindquist, City Planner
	Fred Weck, Zoning Administrator
RE:	Cannabis Microbusiness
APPLICANT:	Matthew Klein for Kindbud's Cultivars
PROPERTY OWNER:	David Rondestvedt
PROPERTY:	7978 269th St. Chisago City, MN
FILE NO.:	I-26-003

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 269th 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 269th 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.

Planning Commission Recommendation

On May 12, 2026 the Planning Commission publicly heard the petitioner's request for an amendment to their Interim Conditional Use Permit for the addition of two greenhouses and for outdoor grow. After hearing testimony and discussion, the Planning Commission voted unanimously to recommend partial approval of the request and allow the construction of the two additional greenhouses (four total) based on the findings that the standards for the Interim Conditional Use Permit have been met and with 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.



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 NW 1/4 of NE 1/4 Sec 22, T4N R2E S22, Th W 00' assumed bearing along the N line of the NW 1/4 of NE 1/4, 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:

- The grading and drainage plan must be designed in accordance with Article VII, Division 21 of the Zoning Ordinance and the City Of Wyoming Surface Water Resource Guidance Document
 - Elevation drawings of all sides of the proposed building to show compliance with the architectural standards of the zoning district the use will be located in
 - Landscaping and Screening in accordance with Article VII, Divisions 14 & 26
 - Lighting Plan in accordance with Article VII, Division 15
- A letter explaining the proposed use and how it will be operated
 - A completed Conditional & Interim Use Permit Worksheet
 - Applications for uses described in Article VI, Divisions 7, 18 & 19 and Article VII, Divisions 2, 8, 10, 17-20 & 25 of the Zoning Ordinance. It must include the information necessary to show compliance with the applicable section of the ordinance.
 - Applications for uses that are within the Highway 8 Overlay District or that utilize Highway 8 for access must include the information necessary to show compliance with Article VI, Division 14 of the Zoning Ordinance
 - The application fee and escrow must be paid at the time of application - The fee is **not** refundable and the unused portion of the escrow will be returned to the applicant.
 - Any other information deemed necessary by the Zoning Administrator or Planning Commission

Applicant(s) Signature(s) [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

Date Complete Application Received 4/20/26

Application # 1-26-003

60 Days 6/19/26

Date Application Received 4/20/26

By: [Signature]

Fee: \$220.00 + Escrow

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

Date Paid 4/20/26

Check # Cash

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 complainece 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.

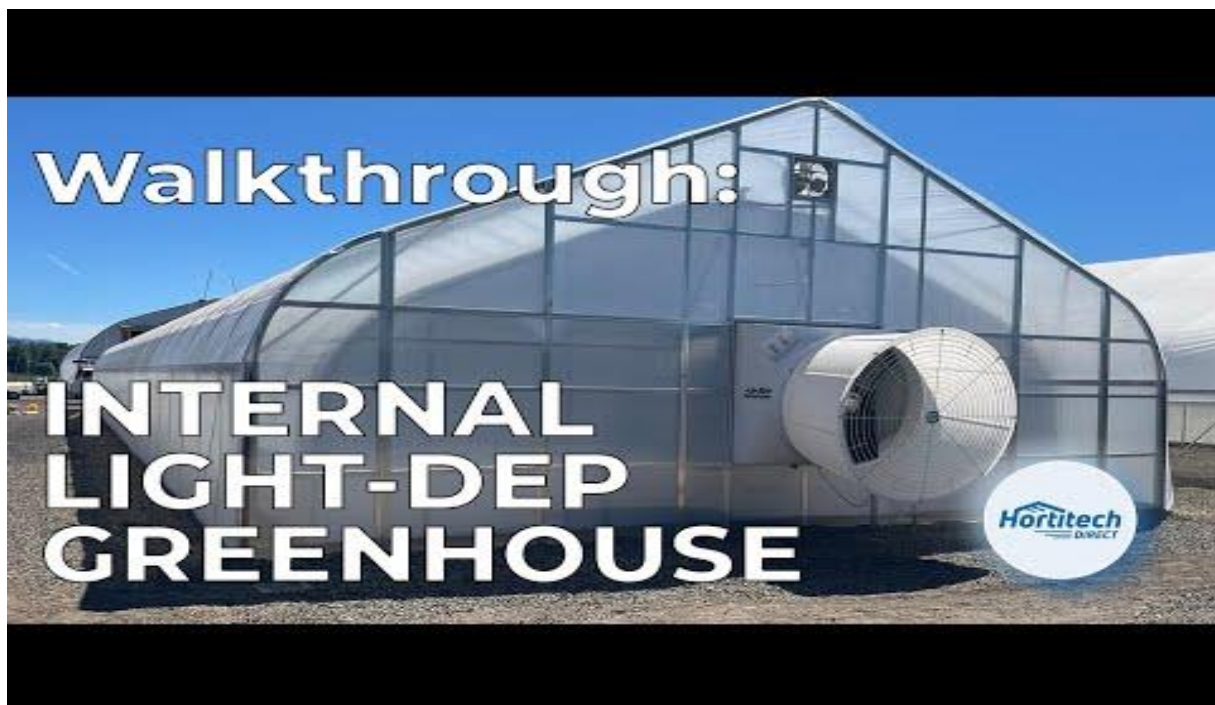
Lastly with our location and typical south to north wind patterns during the summer, the nearest homes in that direction are over ¼ mile away, and the next closest residences are over 900' from the grow, which we intentionally have located in the northern most area on the lot.



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>



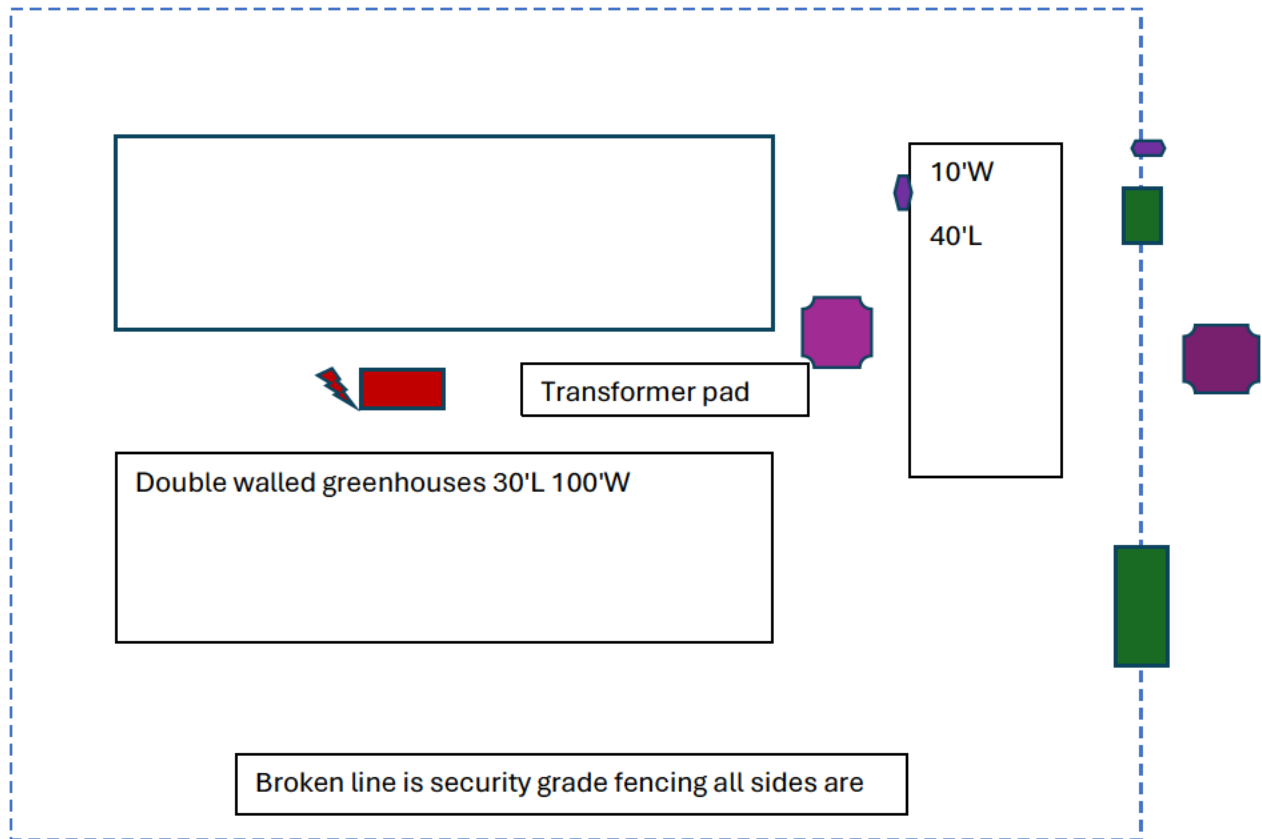


Pictured above is a cutaway showing the internal framing with blackout curtain down and another showing the rear of a light dep greenhouse.

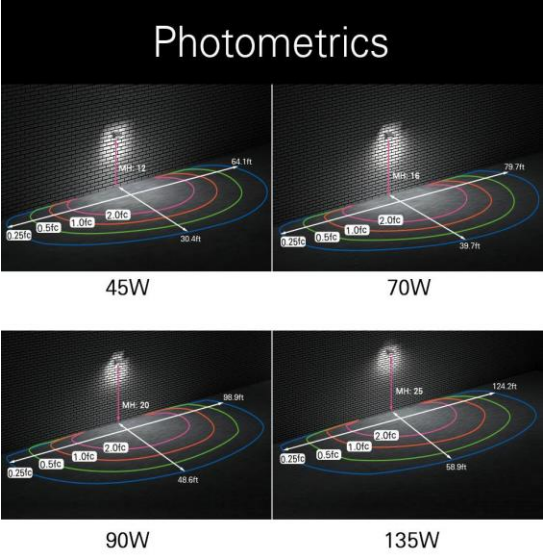
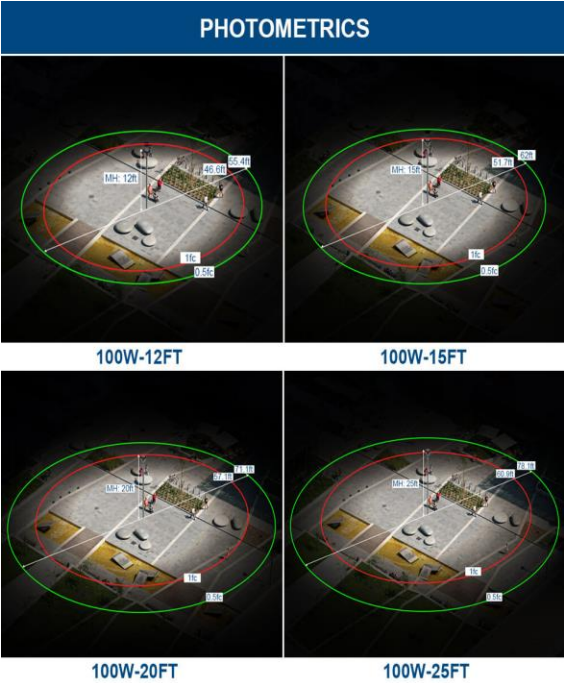
Exterior lighting

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.

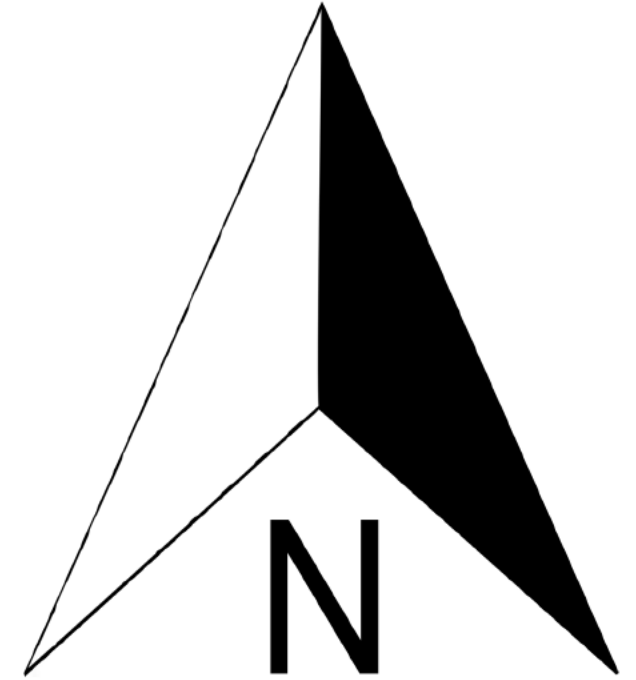
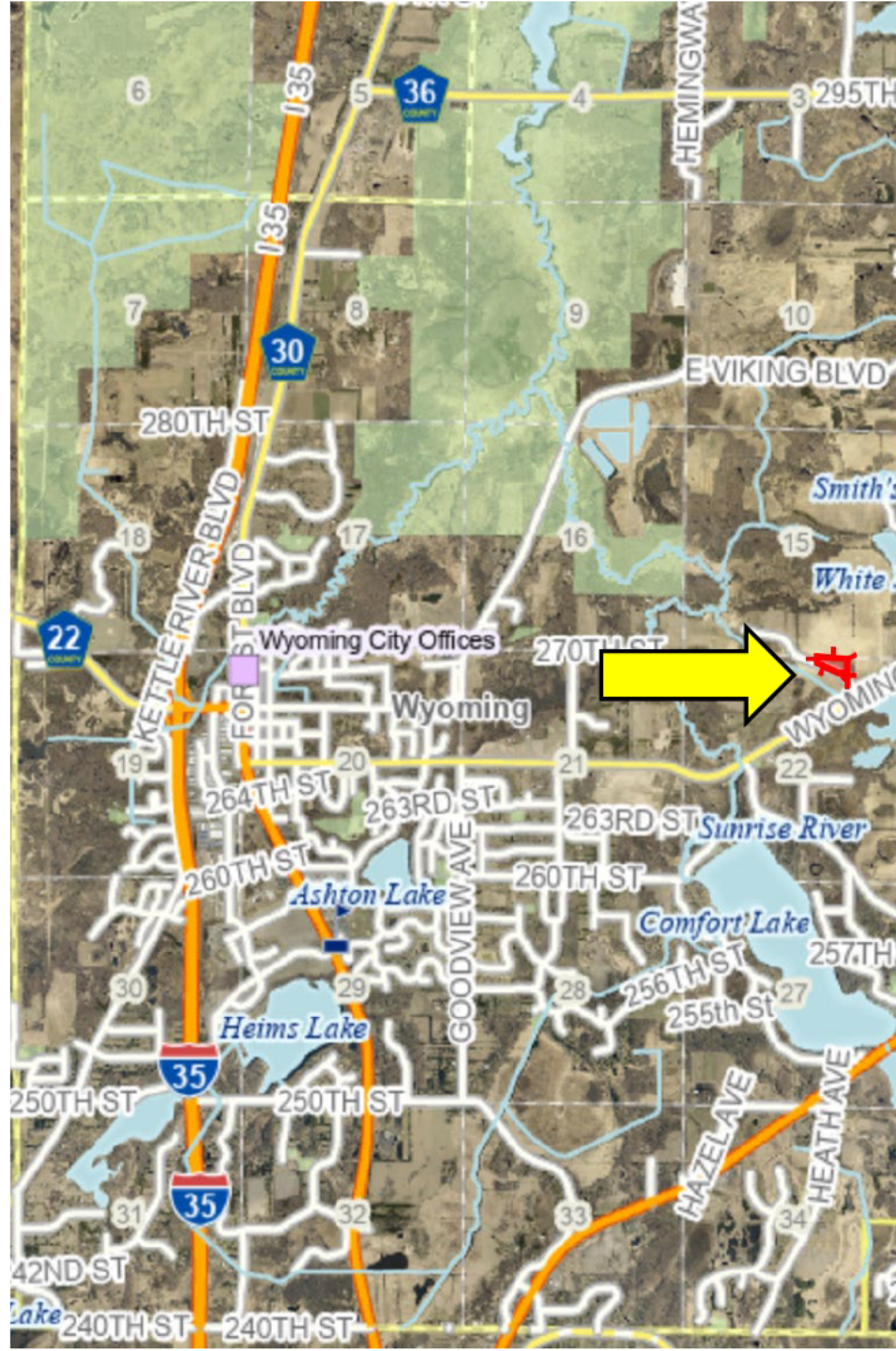
Pictured below are both models and light rating by wattage and distance as well as a site diagram showing light placement.

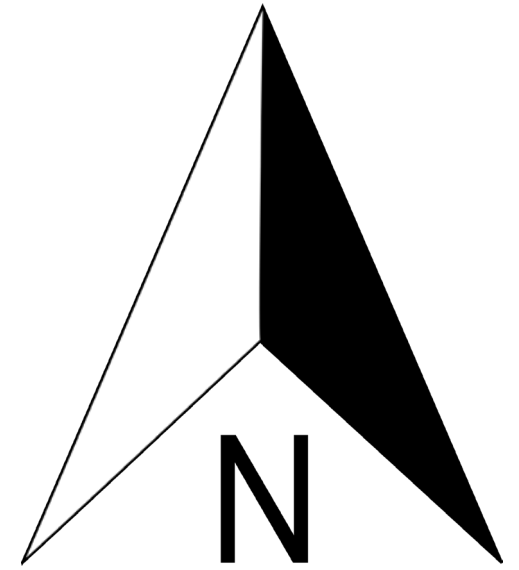
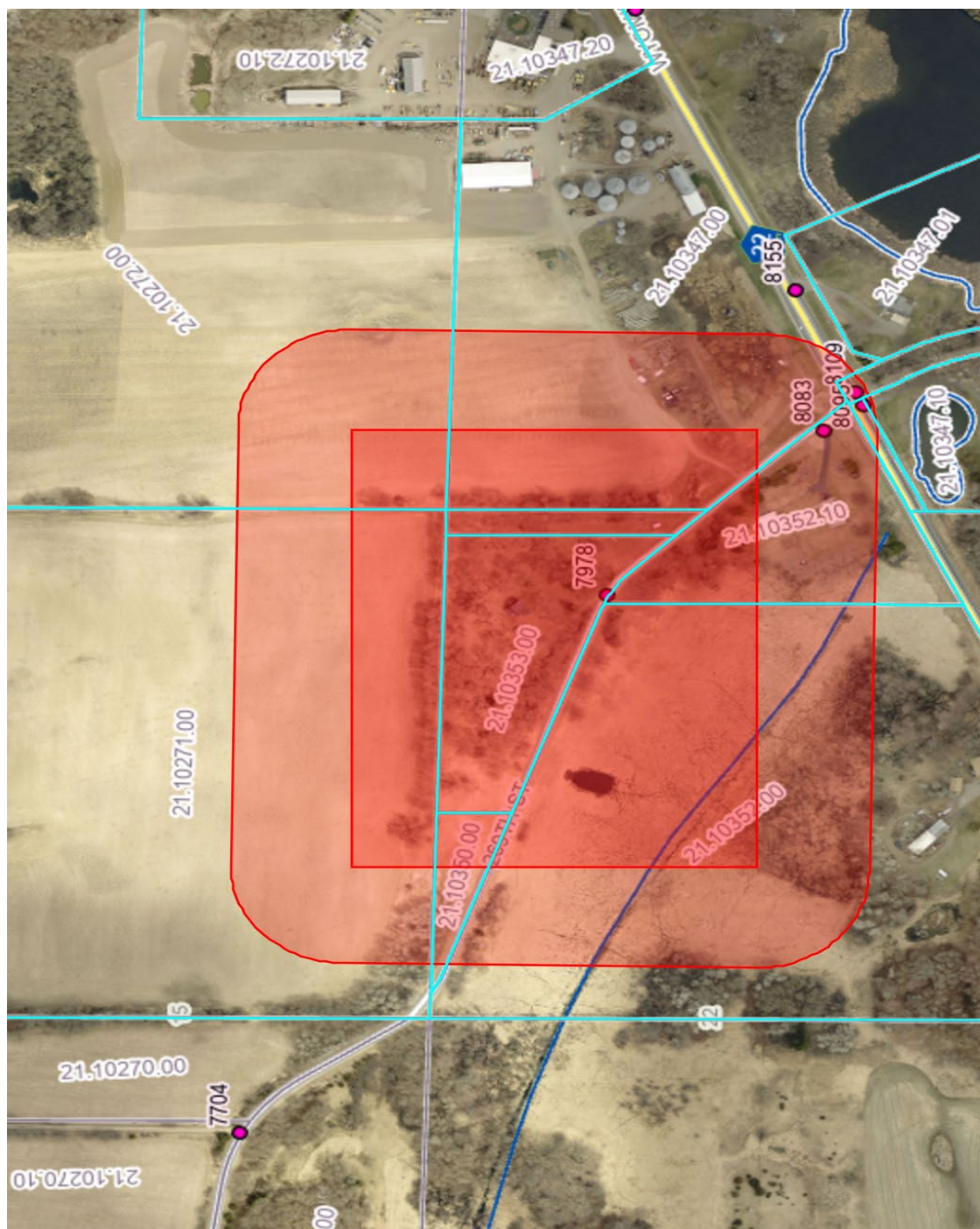


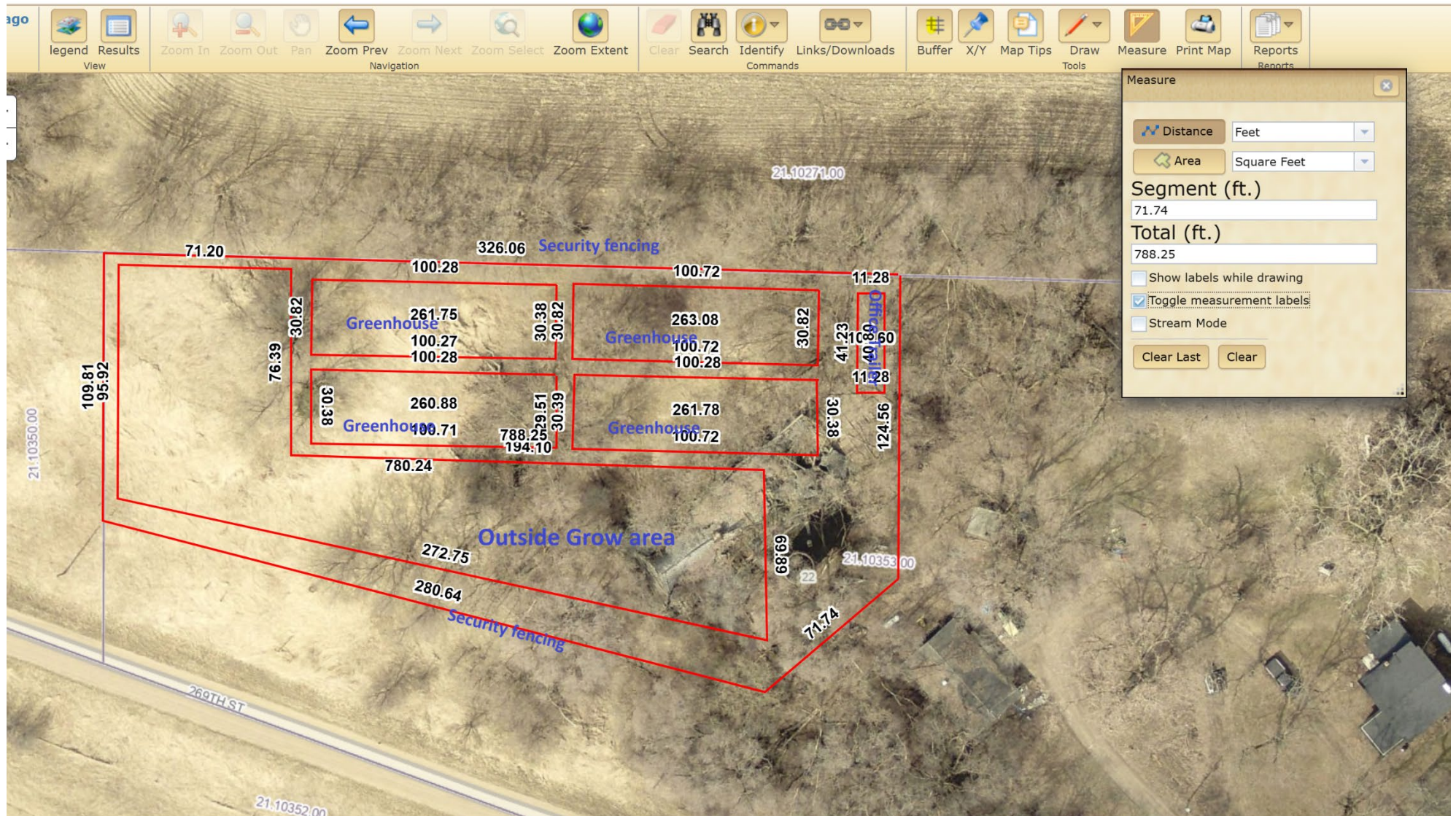
Site Plan from original application



Maps&Diagram









☒ 50 Foot Contours

☒ 10 Foot Contours

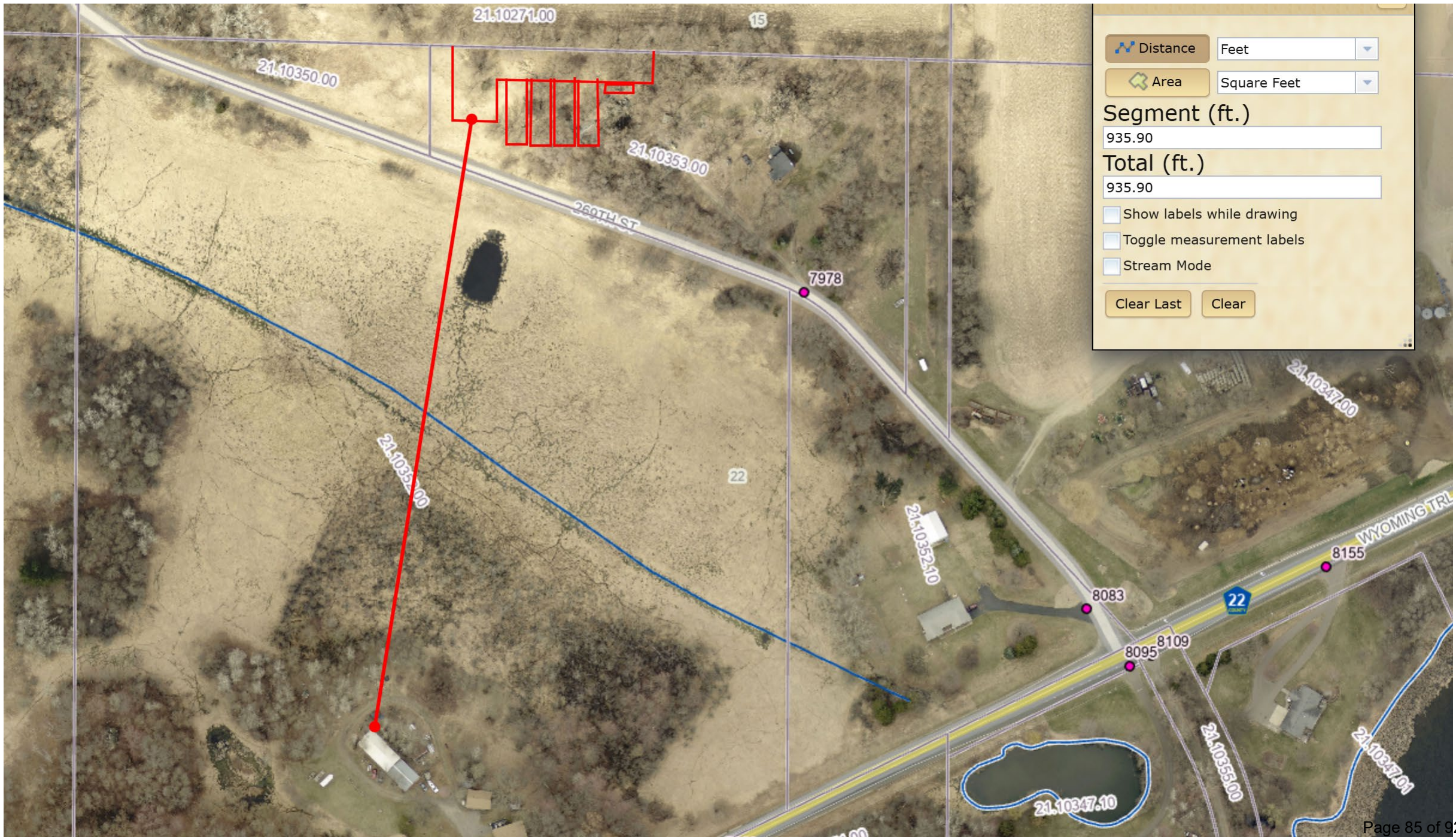
☒ 2 Foot Contours

LiDAR Collect Information

☐ LiDAR Flight Lines

FEMA Flood Data

☐ FEMA Flood Data



Distance Feet

Area Square Feet

Segment (ft.)

935.90

Total (ft.)

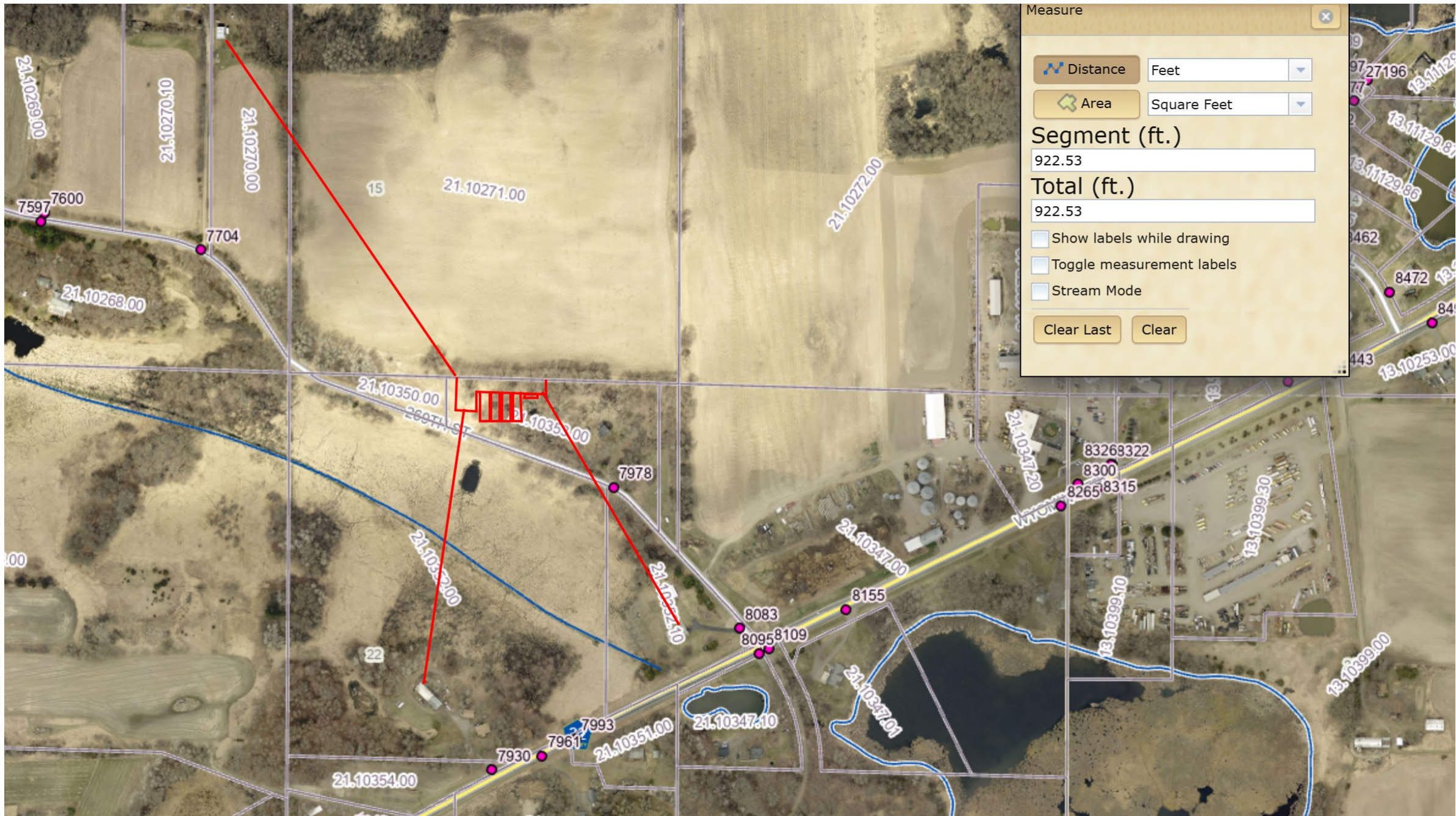
935.90

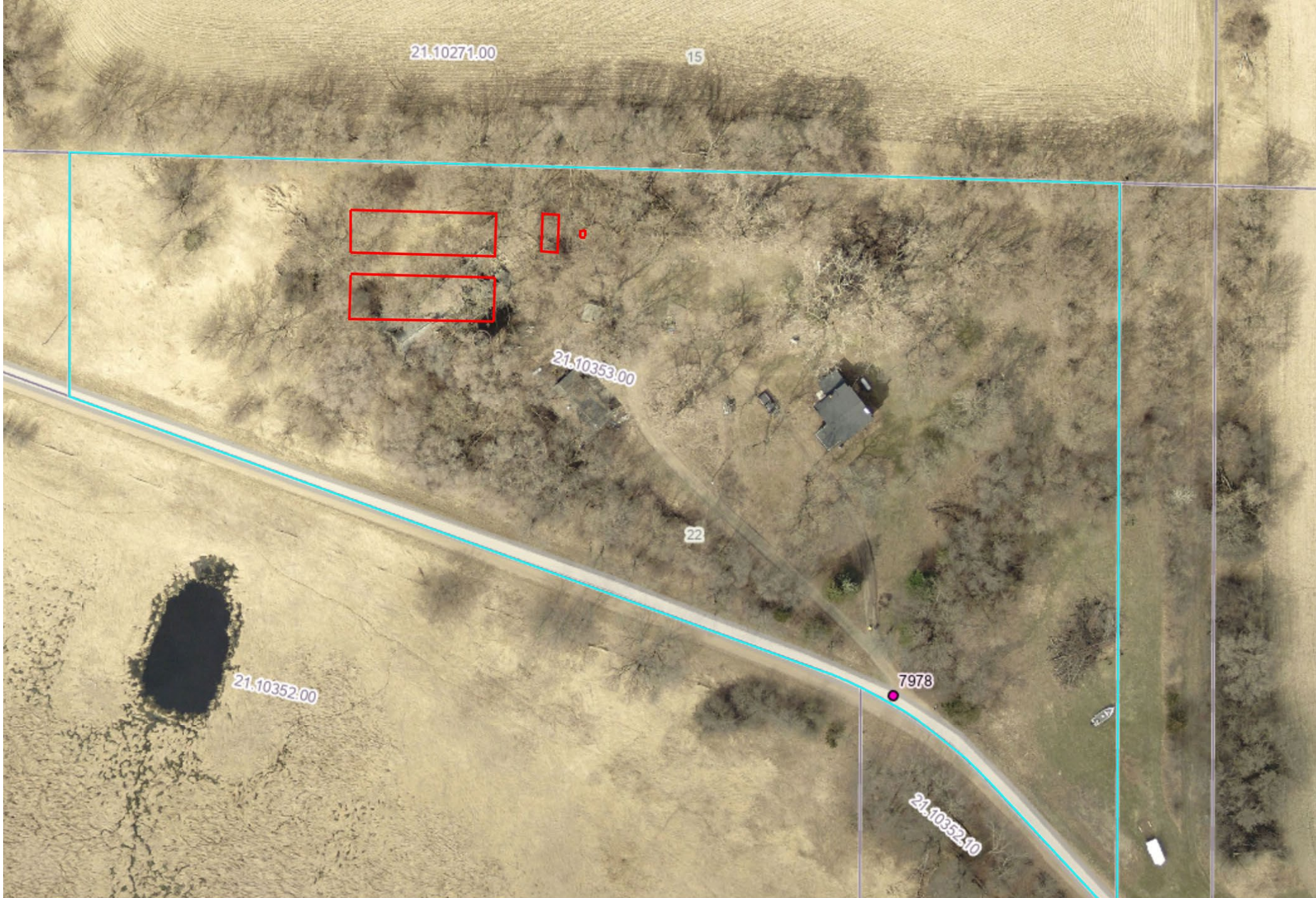
☐ Show labels while drawing

☐ Toggle measurement labels

☐ Stream Mode

Clear Last Clear





Search

Basic Search

Enter keywords

Advanced 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%
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Soil Map

 (not to scale)

RESOLUTION NO. 26-05-56

**RESOLUTION APPROVING AN AMENDMENT TO AN INTERIM CONDITIONAL USE
PERMIT TO OPERATE A CANNABIS MICROBUSINESS
AT
7978 269TH STREET**

PROPERTY ID NUMBER 21.10353.00

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

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

WHEREAS, Mathew Klein, of Kind Buds Cultivars, and on the behalf of property owner David Rondestvedt, has applied for an amendment to the current Interim Conditional Use Permit to operate a cannabis microbusiness. The prior approval included two greenhouses and a storage/processing/manufacturing trailer. The current proposal adds two more greenhouses and an outdoor growing space immediately adjacent to the greenhouses, with all located within a fenced area

The property is legally described as:

That part of the Northwest quarter (NW 1/4) of the Northeast quarter (NE 1/4) of Section Twenty-two (22), Township Thirty-three (33) North, Range Twenty-one {21} West, described as follows:

Commencing at the northeast corner of the NW 1/4 of NE 1/4 of Section 22; thence West 0 degrees 00 minutes, assumed bearing, along the north line of the NW 1/4 of NE 1/4, a distance of 66 feet, more or less, to the point of beginning on a line drawn parallel with and distant 66 feet west of the east line of the NW 1/4 of NE 1/4; thence continuing West 0 degrees 00 minutes, along the north line of the NW 1/4 of NE 1/4, a distance of

727 feet; thence South 1 degree 30 minutes East, a distance of 180 feet more or less, to the center line of an existing township road: thence southeasterly, along said road center line, a distance of 825 feet, more or less, to the point of intersection with a line drawn parallel with and distant 66 feet west of the east line of the NW 1/4 of NE 1/4; thence northerly, along said parallel line, a distance of 545 feet, more or less, to the point of beginning, and subject to the existing township road along the southerly line, Chisago County, Minnesota.

WHEREAS, on May 12, 2026, the Planning Commission held a public hearing in accordance with the Ordinance and laws of the State of Minnesota; and,

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

1. The use is in conformity with the Comprehensive Plan and development policies of the City.
2. The use will not create an excessive demand on existing parks, schools, streets and other public facilities and utilities which serve or are proposed to serve the area.
3. The use will be sufficiently compatible or separated by distance or screening from adjacent development or land so that existing development will not be depreciated in value and there will be no deterrence to development of vacant land.
4. The structure and site will have an appearance that will not have an adverse effect upon adjacent properties.
5. The use in the opinion of the City is reasonably related to the overall needs of the City and to the existing land use.
6. The use will be consistent with the purpose of this and other City Ordinances.
7. The use will be located, designed, maintained, and operated to be compatible with the existing or intended character of the zoning district in which it is to be located.
8. The use will generate only minimal vehicular traffic on local streets and shall not create traffic hazards or unsafe access or parking needs.
9. Existing businesses nearby will not be adversely affected because of the curtailment of customer trade brought about by intrusion of noise, glare, or general unsightliness.
10. The establishment or maintenance of the use shall not be detrimental to the public, health, safety, or general welfare.
11. The use will not be hazardous, detrimental, or disturbing to present and potential surrounding land use due to water pollution, odor, fumes, general unsightliness or other nuisances.
12. The use will preserve and incorporate the site's important natural and scenic features into the development design.

13. The use will cause minimal adverse environmental effects.

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

1. 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 all located within a security fence.
7. Retail sales are not allowed on the site without city review and an approved amended IUP.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF WYOMING THIS 19th DAY OF MAY, 2026.

Lisa Iverson, Mayor

ATTEST:

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

Robb Linwood, City Administrator



Date: May 13, 2026
To: Mayor and Members of the City Council
From: Neil Bauer, Public Safety Director/Police Chief
Subject: Consider Approval to Hire Community Service Officer

Background:

The Wyoming Police Department is requesting authorization to hire Benjamin James for the part-time Community Service Officer (CSO) position. The CSO position was established to support public safety operations through community engagement, administrative support, non-emergency response functions, and assistance to sworn personnel. The position is budgeted for up to 24 hours per week.

Following a competitive hiring process, Benjamin James was identified as the preferred candidate for the position. Mr. James has successfully completed all conditions associated with the conditional offer of employment, including:

1. Successful completion of a comprehensive background investigation;
2. Recommendation for hiring from the pre-employment psychological evaluation;
3. Successful completion of the employment functional test;
4. Successful completion of the pre-employment medical screening and drug screening.

Mr. James is currently enrolled in the Peace Officer Education Program at Hennepin Technical College and is pursuing a career in law enforcement. He previously served in the United States Army as a Field Artillery Sergeant from 2017–2023, where he supervised personnel, maintained accountability of equipment and operations, and worked in high-stress environments requiring leadership, professionalism, and sound decision making.

In addition to his military experience, Mr. James has demonstrated a strong commitment to public service and community engagement. His background, professionalism, and leadership qualities make him a strong fit for the Community Service Officer role with the Wyoming Police Department.

Recommendation:

Staff recommends approval to hire Benjamin James as a part-time Community Service Officer at a starting wage of \$23.07 per hour, not to exceed 24 hours per week, with an anticipated start date of June 15, 2026.

To ensure accurate, complete, and well-researched responses, City staff respectfully request that questions regarding agenda items be submitted in advance of the Council meeting whenever possible. Questions raised during the meeting that require additional research, legal review, or coordination may not be answered immediately. In such cases, staff will follow up with a complete response as soon as practical.