

**AGENDA
PLANNING COMMISSION
CITY OF WYOMING, MINNESOTA
MAY 26, 2026
7:00 PM**

CALL TO ORDER:

CALL OF ROLL:

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

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

APPROVAL OF MINUTES:

1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for May 12, 2026.

SCHEDULED PUBLIC HEARINGS:

NEW BUSINESS:

2. Site Plan Review: SP-26-001
Location: 5201 260th Street
Applicant: Emily Nepp of ISG
Owner: Rosenbauer Minnesota LLC
Property ID Number: 21.00468.32

OLD BUSINESS:

3. City of Wyoming Cannabis Ordinance

COMMUNICATIONS:

UPDATES:

Rezoning of parcel 21.00012.20, the IUP for cannabis retail at 6641 Lake Blvd., and the amended IUP at 7978 269th Street were all approved by the City Council.

ADJOURN

UPCOMING:

4. June 9th - "Mastell Addition" Preliminary and Final Plat
June 26th - "Sunrise Riverbank Commercial" Preliminary Plat.

**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: Planning Commission
DATE: May 26, 2026
FROM: Kim Lindquist, City Planner
Fred Weck
RE: Site Plan Review
APPLICANT: Emily Nepp, ISG for the property owner
Rosenbauer Minnesota, LLC
PROPERTY: 5201 260th Street, R.21.00468.32
FILE NO.: SP-26-001

OVERVIEW

Rosenbauer Minnesota, LLC (the “Applicant”) is requesting review and approval of a site plan to allow construction of a new accessory building to store finished parts, extrusions, and raw sheet metal indoors. The proposal also includes designated outdoor storage areas with pallet racking to improve material organization and workflow, installation of a new scale and tilt table for quality assurance and testing, and construction of an asphalt drive and parking areas to support site access and vehicle circulation.

In 2022, the applicant received site plan approval and variances for stormwater improvements on the property and for a proposed temporary fabric storage structure. To accommodate the stormwater work, the City approved a variance allowing impervious surface coverage of up to 80%. The variance for the fabric structure was in relation to the exterior material standards, which does not allow fabric as an acceptable building material. The stormwater improvements have since been completed, but the temporary fabric structure was never installed.

In 2024, the applicant received a variance from the City’s exterior material standards to allow metal siding and exposed-fastener formed metal panels on a limited portion of the principal building damaged by ice. The principal building is a pole barn structure with fabricated metal and exposed fasteners. The variance allowed the applicants to fix the portion of the structure impacted by ice rather than demolishing and reconstructing the entire structure to meet the architectural standards of the ordinance.

The site is currently zoned as I-Industrial and Comprehensive Plan designates the land for Industrial and General Business. The plan must meet I – Industrial Ordinance zoning standards.

STAFF RECOMMENDATION

Based upon the requirements of Article V, Division 4 “Site Plan Review”, staff finds the project complies with ordinance standards and recommends approval of the site plan for the proposed new accessory building, outdoor storage areas, new scale and tilt table and asphalt drive and parking areas based subject to the following conditions:

1. All required local, state and/or federal permitting must be obtained.

2. The applicant submit final grading and drainage plans for staff review and approval which include calculations for impervious surfaces on the site. The property shall comply with the 80% impervious surface calculations previously approved in 2022.
3. Construction and use of the property shall comply with the ISG plans signed on 4/2/2026.
4. The color of the proposed accessory building shall be consistent with the color of the existing principal building.
5. The applicant shall submit a landscape plan for staff review and approval consistent with ordinance screening requirements and Article 26 Division 14, prior to issuance of a building permit.

STAFF REVIEW

Comprehensive Plan and Zoning Review

The subject property is currently zoned I- Industrial, and it is guided as Industrial and General Business in the City of Wyoming’s Comprehensive Plan. The site changes being proposed are consistent with the permitted manufacturing use of the site. The zoning and surrounding uses are as follows:

North – I - Industrial; Industrial & General Business

South – OHC – Office and Health Care; Fairview Health Clinic

East – I – Industrial and OHC – Office and Health Care; Industrial and Fairview Health Clinic

West – I – Industrial; Industrial and General Business

This parcel is not located within either the Shoreland Management Overlay or a FEMA-designated floodplain area. In addition, there are no wetlands located on the parcel. The following table summarizes the regulations associated with the site, outlining the standards for property zoned as I - Industrial.

Zoning District	<u>I-Industrial</u>	<u>Proposed</u>
Lot Width	115 feet	222 feet
Lot Size	20,000 sq. ft.	215,357 sq. ft.
Front Yard Setback	Corner Lot Standards: Address Road - 25 feet Non-Address Road – 20 feet Parking Setback—10 feet	Accessory Bldg– 92 feet from west and 270 feet from south New Parking Area -- 10 feet from west and 18 feet from south
Side Yard Setback (east)	Accessory – 3 feet Parking Area – 15 feet	Accessory Bldg – 75 feet New Parking Area – 15 feet

Rear Yard Setback (north)	Accessory – 3 feet Parking Area – 15 feet	Accessory Bldg – over 500 feet N/A
Height	Accessory – 25 feet	Accessory (Proposed) – 21 feet
Impervious Surface Coverage	75%	80%* *variance granted in 2022

Proposed Site Details

The applicant proposes a new 2,500-square-foot storage building south of the main building. The building will include four overhead doors on the east side. An existing stormwater basin is located east of the proposed accessory building. A surrounding concrete pad will accommodate outdoor pallet racking and storage for water tanks, pump, and extrusions.

The proposed scale pit, modular block retaining wall for pit access, and tilt table will be located in the southern portion of the site, south of both the main building and the proposed accessory building. The tilt table will be placed in the southwest corner, with an equipment pad between it and the west property line.

It appears there is fencing on the east, south and a portion of the west side of the entire site. The western fencing is in the area proposed for improvements. All proposed improvements will be located within the fenced areas.

The applicant also proposes bituminous pavement at the south end of the site to replace the existing Class V surface. The parking area will be striped for 57 stalls, including 33 stalls measuring 9 feet by 21 feet and 24 stalls measuring 17 feet by 34 feet. Manufacturing uses require 1 space for each employee on the major shift or 1 space for each 400 square feet whichever is greater.

No new landscaping is proposed on the site. The applicant should submit a landscape plan consistent with ordinance requirements for staff review and approval prior to issuance of a building permit.

Roads and Traffic

There are no new public roads proposed as part of this site plan. The current access onto the parcel is from Fallbrook Avenue which will remain. With the site plan consisting solely of a new storage facility and tilt table and scale, it is not anticipated that there will be an increase in traffic.

Drainage/Natural Resource/Wetlands

The stormwater basin expansion approved and constructed in 2022 on the Rosenbauer site was sized to provide stormwater management for the site with up to 80% impervious coverage. Once impervious coverage onsite is confirmed to be at or below 80% when accounting for the proposed improvements, stormwater management requirements will be assumed to be met by the existing onsite basins.

The site is not located within the Comfort Lake Forest Lake Watershed District, meaning that a CLFLWD permit is not required for this proposal. There is no floodplain in the area, so no floodplain permitting is required.

Utilities

Municipal sanitary sewer and watermain services are currently available on this site.

Architecture

Section 40-458(5) requires that at least 75% of exterior wall surfaces on buildings in the Industrial District consist of Class I, II, or III materials. The remaining 25% may be any material, subject to final approval by the Planning Commission and City Council. In addition, accessory buildings must match the principal structure's exterior materials and appearance as closely as possible. The building in site is a metal. The proposed building will be finished with LP SmartSide lap siding and board-and-batten siding, which are Class II materials. Because the proposed building materials are an improvement to the existing principal structure, and the new construction is an accessory structure and significantly smaller than the principal building, staff can support the request.

Site Plan Review Standards

In accordance with Sec. 40-86, the following criteria shall be considered during the Site Plan review application process:

- (1) Consistency with the various elements and objectives of the City's long range plans, including, but not limited to, the Comprehensive Plan;
- (2) Consistency with the purposes of this Code;
- (3) Preservation of the site in its natural state, insofar as practicable, by minimizing tree and soil removal, and designing any grade changes so as to be in keeping with the general appearance of neighboring developed or developing areas;
- (4) Creation of a harmonious relationship of buildings and open spaces with the terrain and with existing and future buildings having a visual relationship to the proposed development;
- (5) Creation of a functional and harmonious design for structures and site features including:
 - (a) Creation of an internal sense of order for the various functions and buildings on the site and provision of a desirable environment for occupants, visitors and the general community;
 - (b) Appropriateness of the amount and arrangement of open space and landscaping to the design and function of the development;
 - (c) Appropriateness of the materials, textures, colors and details of construction as an expression the design concept of the project and the compatibility of the same with the adjacent and neighboring structures and functions; and
 - (d) Adequacy of vehicular, cycling and pedestrian circulation, including walkways, interior drives and parking, in terms of location and number of access points to the public streets, width of interior drives and access points, general interior circulation,

separation of pedestrian, cycling and vehicular traffic and arrangement and amount of parking so as to be safe, convenient and, insofar as practicable, compatible with the design of proposed buildings, structures and neighboring properties.

(6) Creation of an energy-conserving design through design, location, orientation and elevation of structures, the use and location of glass in structures, and the use of landscape materials and site grading;

(7) Protection of adjacent and neighboring properties through reasonable provisions for such matters as surface water drainage, sound and sight buffers, preservation of views, light and air, and those aspects of design, not adequately covered by other regulations, which may have substantial effects on neighboring land uses.

These criteria are met.

Next Steps

The City Council will review the Site Plan approval request at the next regularly scheduled meeting.



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

LAND USE APPLICATION: SITE PLAN REVIEW

A site plan review 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: 5201 260th Street, Wyoming, MN 55092

Applicant(s): Name(s) Emily Nepp - ISG on behalf of owner

Address 115 East Hickory Street + Suite 300

City Mankato State MN Zip 56001

Phone Number [REDACTED] Email [REDACTED]

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

Name(s) Rosenbauer America, LLC - Dustin Willert

Address 5181 260th Street

City Wyoming State MN Zip 55092

Phone Number [REDACTED] Email [REDACTED]

Owners(s) Signature(s) [Signature] Date 4/23/26

Legal description of property: HALLBERGS WYO INDUSTRIAL PARK

Property Identification Number: R.21. 0046832 Present Zoning: I- Industrial

Present use of property: Manufacturing facility for custom public safety vehicles

Proposed use of property: Manufacturing facility for custom public safety vehicles

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

1. A detailed site plan showing the information listed in Section 40 - 82, 1-6 as well as the following:
 - 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. Applications for uses described in Article VI, Divisions 7, 18, & 19 and Article VII, Divisions 2, 8, 10, 17-20, and 25 of the Zoning Ordinance must include the information necessary to show compliance with the applicable section of the ordinance
4. 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.
5. 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
6. Any other information deemed necessary by the Zoning Administrator or Planning Commission

Applicant(s) Signature(s) Emily Nepp Date 04/21/2026

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. Article V, Division 4, Site Plan Review, is attached to this application. By signing this application, the applicant acknowledges that it has been read and understood.

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

OFFICE USE ONLY
 Application # SP26-001 Date Application Received 4/10/26
 Date Complete Application Received 4/29/26 60 Days 6/28/26 By: [Signature]
 Fee: \$220.00 + Escrow \$1,000.00 Date Paid 4/29/26 Check # _____
Revised 01/24/23

April 28, 2026

Fred Weck
Zoning Administrator
Building Official #MN1825
Advanced Septic Inspector #C5199
City of Wyoming
26885 Forest Boulevard
P.O. Box 188
Wyoming, MN. 55092
fweck@wyomingmn.org



**RE: Site Plan Review Request
Rosenbauer America – 5201 260th Street, Wyoming, MN 55092**

Fred,

On behalf of Rosenbauer America, LLC, we respectfully submit this narrative in support of a Site Plan Review Request at the Rosenbauer site in Wyoming, MN. Rosenbauer looks forward to enhancing their site to continue producing powerful and reliable custom public safety vehicles worldwide and providing a quality workplace for their staff.

PROJECT DESCRIPTION

Started in 1866, Rosenbauer is a family-owned business, and is the world's largest manufacturer of fire safety equipment and a global leader in firefighting technology. They produce more than 2,000 vehicles annually worldwide, including more than 700 in North America. Rosenbauer stands by their core values of family, ethics, teamwork, accountability, and passion. At the Wyoming, Minnesota location, Rosenbauer provides jobs for 650 employees and operates from 5AM-5PM.

The proposed project consists of the construction of a new building intended for interior storage of finished parts, extrusions, and raw sheet metal. In addition to enclosed storage, the site will include designated exterior storage areas with pallet racking to support efficient material organization and workflow. The project also includes the installation of a new scale and tilt table, which are essential components of the company's quality assurance and testing processes, as well as the construction of associated asphalt drive and parking areas to accommodate vehicle circulation and site access.

Operations associated with the proposed improvements will be consistent with the existing industrial use of the property. Hours of operation, staffing levels, and overall site activity are not expected to significantly change as a result of this project. The improvements are intended to increase operational efficiency and storage capacity. The proposed project will include appropriate site design measures to ensure long-term functionality and compatibility with surrounding uses. All activities will be conducted in compliance with applicable local, state, and federal regulations.

Thank you again for reviewing this request. Please contact me at 507.387.6651 or via email with any questions or if there is any additional information we can provide in support of this project.

Sincerely,

A handwritten signature in cursive script that reads "Emily Nepp".

Emily Nepp
Development Services Coordinator
Emily.Nepp@ISGInc.com

ROSENBAUER TILT TABLE + SCALE



WYOMING, MN

ISG PROJECT # 25-33445



LOCATION MAP

SHEET INDEX

- 1 TITLE SHEET
- 2 DETAILS
- 3 OVERALL SITE PLAN
- 4 SITE, UTILITY + GRADING PLAN

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

REESE A. SUDTELGTJE
Reese A. Sudtelgte
 DATE: 4/2/26 LIC. NO. 54243

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.
 THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
 © 2024 I & S GROUP, INC.

PROJECT

ROSENBAUER

TILT TABLE + SCALE

WYOMING MN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-33445
FILE NAME	33445.TITLE
DRAWN BY	RAS
DESIGNED BY	RAS
REVIEWED BY	RAS
ORIGINAL ISSUE DATE	3/3/2026
CLIENT PROJECT NO.	-

PROJECT GENERAL NOTES

- ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS, AND CLARIFICATIONS ISSUED BY ARCHITECT/ENGINEER.
- CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
- DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN, WHERE SPECIFIC DIMENSIONS, DETAILS, OR DESIGN INTENT CANNOT BE DETERMINED. NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL MANUFACTURED ARTICLES, MATERIALS, AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED, AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT/ENGINEER BEFORE PROCEEDING WITH THE WORK.
- ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
- THE LOCATION AND TYPE OF ALL EXISTING UTILITIES SHOWN ON THE PLANS ARE FOR GENERAL INFORMATION ONLY AND ARE ACCURATE AND COMPLETE TO THE BEST OF THE KNOWLEDGE OF I & S GROUP, INC. (ISG). NO WARRANTY OR GUARANTEE IS IMPLIED. THE CONTRACTOR SHALL VERIFY THE SIZES, LOCATIONS, AND ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES OR VARIATIONS FROM PLAN.
- THE CONTRACTOR IS TO CONTACT "GOPHER STATE ONE CALL" FOR UTILITY LOCATIONS A MINIMUM OF 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION / CONSTRUCTION (1-800-252-1166).

PROJECT INDEX:

<p>OWNER:</p> <p>ROSENBAUER AMERICA, LLC DUSTIN WILLERT 5181 260TH ST WYOMING, MN 55092 PHONE: (651) 462-7589</p>	<p>PROJECT ADDRESS / LOCATION:</p> <p>SECTION 30/TOWNSHIP 033/RANGE 21</p> <p>5201 260TH ST WYOMING, MINNESOTA</p>	<p>MANAGING OFFICE: I & S GROUP, INC. (ISG)</p> <p>ST. LOUIS PARK OFFICE 6465 WAYZATA BOULEVARD SUITE 970 ST. LOUIS PARK, MN 55426 PHONE: 952.426.0699</p> <p>PROJECT MANAGER: REESE SUDTELGTJE, PE EMAIL: REESE.SUDTELGTJE@ISGNC.COM</p>
--	--	---



SPECIFICATIONS REFERENCE

ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF WYOMING REQUIREMENTS AND M-DOOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2025 EDITION, THE STANDARD SPECIFICATIONS FOR SANITARY SEWER, STORM DRAIN AND WATERMAIN AS PROPOSED BY THE CITY ENGINEERS ASSOCIATION OF MINNESOTA, 2025 EDITION, AND THE CURRENT VERSION OF THE MINNESOTA STATE PLUMBING CODE UNLESS DIRECTED OTHERWISE.

PROJECT DATUM

HORIZONTAL COORDINATES HAVE BEEN REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 (NAD83), 1990 ADJUSTMENT (NAD83/1990) ON THE CHISAGO COUNTY COORDINATE SYSTEM, IN U.S. SURVEY FEET.

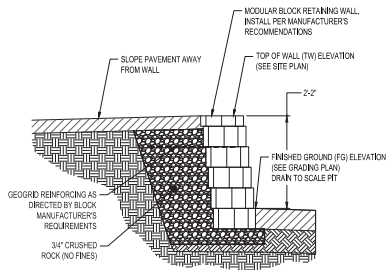
ELEVATIONS HAVE BEEN REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

RTK GPS METHODS WERE USED TO ESTABLISH HORIZONTAL AND VERTICAL COORDINATES FOR THIS PROJECT.

TOPOGRAPHIC SURVEY

THIS PROJECT'S TOPOGRAPHIC SURVEY CONSISTS OF DATA COLLECTED IN OCTOBER 2022 BY ISG.

TITLE	TITLE SHEET
SHEET	1



**MODULAR BLOCK
RETAINING WALL SECTION**
NTS

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

REESE A. SUTDELGTE

Resse A. Sutdelgte

DATE 4/2/26 LIC. NO. 54243

SHEET NOT VALID UNLESS THIS TEXT IS COLOR

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

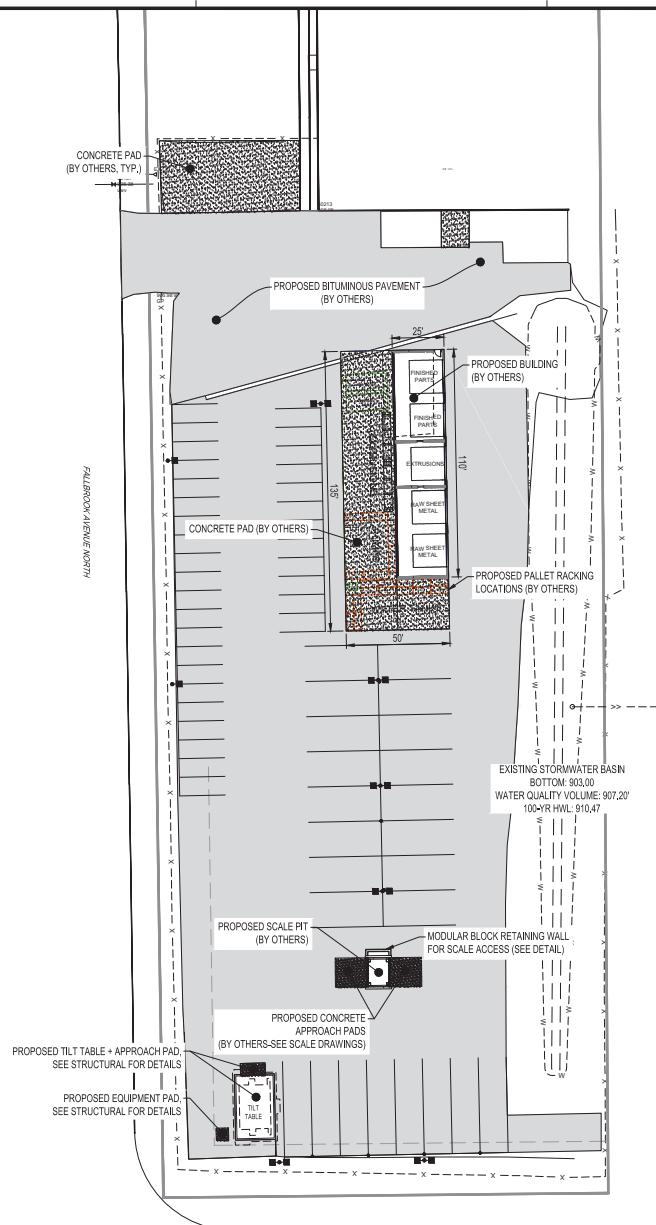
PROJECT
ROSENBAUER
TILT TABLE +
SCALE
WYOMING MN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 25-33445
FILE NAME 33445 DETAILS
DRAWN BY RAS
DESIGNED BY RAS
REVIEWED BY RAS
ORIGINAL ISSUE DATE 3/3/2026
CLIENT PROJECT NO.

TITLE
DETAILS

SHEET
2



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

REESE A. SUTDELGTE
 DATE: 4/2/26 LIC. NO. 54243

SHEET NOT VALID UNLESS THIS TEXT IS COLOR.
 THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
 © 2024 I & S GROUP, INC.

PROJECT

ROSENBAUER

TILT TABLE + SCALE

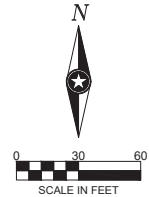
WYOMING MN

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	25-33445
FILE NAME	33445 PLAN
DRAWN BY	RAS
DESIGNED BY	RAS
REVIEWED BY	RAS
ORIGINAL ISSUE DATE	3/3/2026
CLIENT PROJECT NO.	-

TITLE

OVERALL SITE PLAN



SHEET

3

GENERAL NOTES

- A. NOTES AND DETAILS ON THE STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER THESE STANDARD STRUCTURAL NOTES. TYPICAL DETAILS SHALL BE USED WHENEVER APPLICABLE.
- B. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK, AND THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED, IN WRITING, OF ANY DISCREPANCIES.
- C. IN NO CASE SHALL DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON THE STRUCTURAL DRAWINGS.
- D. THE CONTRACTOR SHALL DETERMINE THE LOCATION OF UTILITY SERVICES IN THE AREA TO BE EXCAVATED BEFORE BEGINNING EXCAVATION.
- E. NO PEPS, DUCTS, SLEEVES, CHASES, ETC. SHALL BE PLACED IN SLABS OR WALLS, NOR SHALL ANY STRUCTURAL MEMBER BE CUT FOR PEPS, DUCTS, ETC.
- F. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL TEMPORARY SHORING AND BRACING OF EXISTING STRUCTURAL ELEMENTS DURING CONSTRUCTION. ALL SHORING SHALL BE ADEQUATE TO SUPPORT ALL STRUCTURAL LOADS DURING THE REMOVAL OF THE EXISTING STRUCTURE. TEMPORARY SHORING MUST REMAIN IN PLACE UNTIL ALL NEW STRUCTURAL ELEMENTS ARE SECURED INTO PLACE PER CONSTRUCTION DOCUMENTS.
- G. ALL MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF THE FOLLOWING CODES AND MANUALS (LATEST ADOPTED EDITION):
 - 1. STATE BUILDING CODE, WHEN APPLICABLE.
 - 2. INTERNATIONAL BUILDING CODE (IBC).
 - 3. AMERICAN CONCRETE INSTITUTE (ACI).
 - 4. CONCRETE REINFORCING STEEL INSTITUTE (CRSI) MANUAL OF STANDARD PRACTICE (FOR PLACING AND DETAILING OF ALL REINFORCING).

DESIGN LOADS CRITERIA

- A. CODES USED:
 - 1. 2018 INTERNATIONAL BUILDING CODE
 - 2. 2019 AMERICAN SOCIETY OF CIVIL ENGINEERS STANDARD 7 (ASCE 7-16)
- B. RISK CATEGORY: II
- C. WIND LOAD CRITERIA:
 - 1. BASIC DESIGN WIND SPEED, V = 108 MPH (3 SECOND GUST)
 - 2. ALLOWABLE STRESS DESIGN WIND SPEED, V_{ASD} = 87 MPH (3 SECOND GUST)
 - 3. WIND LOAD EXPOSURE: C
 - 4. WIND TOPOGRAPHIC FACTOR: K_{zt} = 1.0
- D. DESIGN VEHICLE LOAD CRITERIA:
 - 1. LOADED VEHICLE WEIGHT = 108,000lb
- E. EARTHQUAKE LOAD CRITERIA:
 - 1. SEISMIC IMPORTANCE FACTOR: I_e = 1.0
 - 2. MAPPED SPECTRAL RESPONSE ACCELERATIONS:
 - S_s = 0.49 g
 - S₁ = 2.4% g
 - 3. SOIL SITE CLASS: D (ASSUMED)
 - 4. SPECTRAL RESPONSE COEFFICIENT:
 - S_w = 0.04
 - S_u = 0.039
 - 5. SEISMIC DESIGN CATEGORY = A

SHOP DRAWINGS

- A. SUBMIT SHOP DRAWINGS AND CALCULATIONS FOR APPROVAL, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER RESPONSIBLE FOR ITS PREPARATION, WHO IS REGISTERED IN THE STATE WHICH THE PROJECT IS LOCATED.
- B. PRIOR TO SUBMITTAL, THE CONTRACTOR SHALL REVIEW THE SHOP DRAWINGS AND MAKE ANY CORRECTIONS REQUIRED. THE CONTRACTOR SHALL STAMP AND SIGN THE SHOP DRAWINGS PRIOR TO SUBMITTAL TO THE ENGINEER.
- C. THE ENGINEER'S REVIEW OF SHOP DRAWINGS IS FOR GENERAL CONFORMANCE OF THE DESIGN CONCEPT. CONTRACTOR SHALL SUBMIT A SCHEDULE OF SHOP DRAWING SUBMITTALS THAT IS ACCEPTABLE TO BOTH CONTRACTOR AND ENGINEER. AFTER THE CONTRACTOR HAS REVIEWED THE SHOP DRAWINGS, PROMPT REVIEW BY THE ENGINEER WILL BE MADE OF ALL SUBMITTALS.
- D. FOR LARGE SUBMITTALS, REASONABLE REVIEW TIME SHALL BE ALLOWED AND MAY EXCEED TWO WEEKS. THE CONTRACTOR SHALL SUBMIT NECESSARY REQUEST FOR INFORMATION (RFI) DURING THE DETAILING PROCESS TO AVOID SUBMITTALS THAT ARE INCOMPLETE OR NEED SIGNIFICANT VERIFICATIONS. THE CONCURRENT SUBMITTAL OF MULTIPLE SHOP DRAWINGS (COMPO) WILL FURTHER EXTEND THE REVIEW PROCESS AND TIME FRAME NECESSARY TO PROPERLY REVIEW EACH SUBMITTAL.
- E. UNLESS INDICATED OTHERWISE, THE GENERAL CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF THE FOLLOWING ITEMS FOR STRUCTURAL REVIEW. REFER TO SPECIFIC SECTION OF STRUCTURAL NOTES FOR ANY ADDITIONAL CRITERIA:
 - 1. CONCRETE MIX DESIGNS
- F. A COPY OF ALL SHOP DRAWINGS SHALL BE MAINTAINED ON SITE AT ALL TIMES.
- G. SHOP DRAWINGS SHALL INCLUDE COMPLETE DETAIL, SCHEDULES, PROCEDURES, AND DIAGRAMS FOR FABRICATION AND ASSEMBLY OF STRUCTURAL MEMBERS AND SUBMIT PRIOR TO FABRICATION.
- H. ERECTION PLANS ARE THE RESPONSIBILITY OF THE FABRICATOR.

FOOTINGS AND FOUNDATIONS

- A. SOIL BEARING DESIGN VALUE:
 - 1. 1500 PSF (PRESUMED)
 - 2. BEARING VALUE TO BE VERIFIED IN FIELD BY GEOTECHNICAL ENGINEER.
- B. PROTECT FOUNDATION EXCAVATIONS FROM FROST: DO NOT PLACE CONCRETE ON FROZEN GROUND.
- C. FOUNDATION EXCAVATIONS SHALL BE KEPT FREE OF LOOSE MATERIAL AND STANDING WATER AND SHALL BE CHECKED AND APPROVED BY THE ENGINEER BEFORE THE PLACEMENT OF ANY CONCRETE.
- D. DESIGN FROST PENETRATION DEPTH: 42 INCHES (HEATED) OR 60 INCHES (UNHEATED)
- E. MINIMUM OF 6" COMPACTED GRANULAR SUBGRADE BELOW SLABS.

MATERIAL COMPACTION CRITERIA	
LOCATION	MINIMUM RELATIVE COMPACTION PERCENTAGE (ASTM D698 STANDARD PROCTOR DENSITY (SPD))
1'-0" BELOW FOUNDATION AND SLAB SUBGRADE ELEVATIONS	98%
ABOVE BOTTOM OF FOUNDATIONS AND BELOW SLAB SUBGRADE ELEVATIONS	95%
BELOW EXTERIOR SLAB, WITHIN 1'-0" OF SUBGRADE ELEVATIONS	98%
BELOW EXTERIOR SLAB, MORE THAN 1'-0" BELOW SUBGRADE ELEVATIONS	95%

CONCRETE

- A. CONCRETE SHALL BE STANDARD WEIGHT MIX UNLESS NOTED OTHERWISE AND MEET THE FOLLOWING CRITERIA:

LOCATIONS	f _c @ 28 DAYS	AIR ENTRAINMENT	MAX W/C RATIO	COMMENTS
FOOTINGS	4000 PSI	0.50	0.45	
FOUNDATION WALLS / PIERS	5000 PSI	6% ± 1.5%	0.40	GRANITE AGG.
EXTERIOR SLABS ON GRADE	5000 PSI	6% ± 1.5%	0.40	GRANITE AGG.
- B. CEMENT SHALL CONFORM TO ASTM C150, TYPE I / II OR ASTM C595 TYPE II.
- C. READY-MIX CONCRETE SHALL BE MIXED AND DELIVERED IN ACCORDANCE WITH ASTM C94.
- D. CONCRETE WORK SHALL CONFORM TO ALL REQUIREMENTS OF ACI 301 (LATEST EDITION) "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS", EXCEPT AS MODIFIED BY THESE NOTES.
- E. ADMIXTURES MAY BE USED WITH PRIOR APPROVAL OF THE ENGINEER. ADMIXTURES SHALL COMPLY WITH ASTM C494 AND BE OF A TYPE THAT INCREASES THE WORKABILITY OF THE CONCRETE, BUT SHALL NOT BE CONSIDERED TO REDUCE THE SPECIFIED MINIMUM CEMENT CONTENT (CALCIUM CHLORIDE SHALL NOT BE USED).
- F. CONTRACTOR SHALL SUBMIT MIX DESIGNS FOR APPROVAL 10 DAYS PRIOR TO FABRICATION AND INSTALLATION. ALL CONCRETE MIXES SHALL BE DESIGNED AND CERTIFIED BY A MATERIALS TESTING COMPANY.
- G. PROJECTING CORNERS OF SLABS, BEAMS, WALLS, COLUMNS, ETC. SHALL BE FORMED WITH A 3/4" CHAMFER UNLESS DETAILED OR NOTED OTHERWISE.
- H. PLACE VAPOR RETARDER OR VAPOR BARRIER DIRECTLY BELOW FLOOR SLAB.
- I. CONCRETE FLOOR SHALL BE CURED IN ACCORDANCE WITH ASTM C309. CONCRETE FLOOR SHALL BE PROTECTED FROM MOISTURE LOSS FOR A MINIMUM OF 14 DAYS, USING AN APPROVED SHEET MEMBRANE IN ACCORDANCE WITH C171.
- J. FLOOR FLATNESS AND LEVELNESS TOLERANCES:
 - 1. UNLESS NOTED OTHERWISE, FLOORS SHALL CONFORM TO THE FOLLOWING SURFACE PROFILE TOLERANCES:
 - a. FLOOR FLATNESS NUMBER (F₁)
 - SPECIFIED OVERALL VALUE = 20
 - MINIMUM LOCAL VALUE = 15
 - b. FLOOR LEVELNESS NUMBER (F₂)
 - SPECIFIED OVERALL VALUE = 20
 - MINIMUM LOCAL VALUE = 15
 - 2. FLOOR TOLERANCE (F₁ AND F₂) MEASUREMENTS SHALL BE TESTED IN ACCORDANCE WITH ASTM E 1155. ACTUAL OVERALL F-NUMBERS SHALL BE CALCULATED USING THE INFERRIOR / SUPERIOR AREA METHOD.
 - 3. CORRECT DEFECTIVE SLABS BY GRINDING OR REMOVING AND REPLACING DEFECTIVE WORK. RE-MEASURE CORRECTED AREAS BY THE SAME PROCESS.

ANCHOR BOLTS

- A. ALL ANCHOR RODS SHALL BE SUPPLIED AND INSTALLED BY THE CONCRETE CONTRACTOR, UNLESS NOTED OTHERWISE.
- B. ALL ANCHOR RODS SHALL BE ASTM F1554 GRADE 36 HEX HEAD, UNLESS NOTED OTHERWISE. NUTS SHALL BE ASTM A563 GRADE A HEAVY HEX. OVER-SIZED PLATE WASHERS SHALL BE ASTM A304.
- C. ALL ANCHOR RODS SHALL BE SET WITH TEMPLATES.
- D. POST-INSTALLED ANCHORS SHALL BE ADHESIVE ANCHORING SYSTEM PROVIDED AND INSTALLED BY FRAMING CONTRACTOR. ADHESIVE ANCHORS SHALL BE "HIT-IT" HIT-4Y 200 ADHESIVE ANCHOR SYSTEM OR APPROVED ALTERNATE. ANCHORS SHALL BE "HIT-IT" HAS E-THREADED ROD CONFORMING TO ISO 898-1 CLASS 8.8 OR SHALL BE MADE FROM ALL-THREADED ROD CONFORMING TO ASTM A307 GRADE 60, OR APPROVED ALTERNATE, UNLESS NOTED OTHERWISE.

REINFORCING STEEL

- A. BAR REINFORCEMENT SHALL BE ASTM A615, GRADE 60.
- B. MINIMUM DEVELOPMENT LENGTH OF REINFORCING BARS SHALL BE AS FOLLOWS UNLESS NOTED OTHERWISE:

MINIMUM LENGTH FOR STANDARD UNCOATED BARS IN NORMAL WEIGHT CONCRETE					
CONCRETE STRENGTH f _c IN PSI	TENSION CLASS A		TENSION CLASS B		COMPRESSION
	#6 AND SMALLER	#7 TO #11	#6 & SMALLER	#7 TO #11	
3000	44 D _b	55 D _b	57 D _b	71 D _b	30 D _b
3500	47 D _b	57 D _b	55 D _b	66 D _b	30 D _b
4000	38 D _b	47 D _b	49 D _b	62 D _b	30 D _b
4500	36 D _b	45 D _b	47 D _b	58 D _b	30 D _b
5000	34 D _b	42 D _b	44 D _b	55 D _b	30 D _b
- C. TYPICAL SPICES: CLASS B AS DEFINED IN ACI 318, UNLESS NOTED OTHERWISE.
- D. ADJUSTMENT FACTORS FOR STRAIGHT BARS IN TENSION:
 - 1. LIGHTWEIGHT CONCRETE = 1.3.
 - 2. EPOXY COATED ± 1.2.
 - 3. EPOXY COATED WITH COVER LESS THAN 300 OR CLEAR SPACING LESS THAN 6 D_b + 1.5.
 - 4. HORIZONTAL "TOP" BARS WITH 12" OF CONCRETE CAST BELOW = 1.3.
 - 5. EPOXY COATED HORIZONTAL "TOP" BARS WITH 12" OF CONCRETE CAST BELOW = NOT GREATER THAN 1.7.
- E. ADJUSTMENT FACTORS FOR STRAIGHT HOOKS IN TENSION:
 - 1. LIGHTWEIGHT CONCRETE = 1.3.
 - 2. EPOXY COATED ± 1.2.
- F. REINFORCING STEEL SHALL BE PROVIDED WITH THE FOLLOWING AMOUNTS OF COVER FOR CAST-IN-PLACE CONCRETE UNLESS NOTED OTHERWISE:

MINIMUM CLEAR CONCRETE COVER FOR REINFORCING STEEL	
CONCRETE ON SOIL (DIRECT CONTACT)	CENTERED
SLABS ON GRADE	2"
WALLS, STRUCTURAL SLABS EXPOSED TO SOIL OR WEATHER	2"
#5 AND SMALLER REBAR	1 1/2"
WALLS, STRUCTURAL SLABS NOT EXPOSED TO EARTH OR WEATHER	3/4"
#11 AND SMALLER REBAR	1 1/2"
COLUMNS AND PIERS (COVER TO STIRRUPS AND TIES)	1 1/2"
- G. ALL REINFORCING STEEL, ANCHOR BOLTS, DOWELS, AND INSERTS SHALL BE SECURED IN POSITION WITH WIRE POSITIONERS, OR EQUAL, BEFORE PLACING CONCRETE OR GROUT.
- H. DOWELS BETWEEN FOOTINGS AND WALLS SHALL BE THE SAME GRADE, SIZE, AND SPACING AS VERTICAL WALL REINFORCING.
- I. CONTRACTOR SHALL SUBMIT REINFORCING STEEL SHOP DRAWINGS FOR APPROVAL A MINIMUM OF 10 DAYS PRIOR TO FABRICATION AND INSTALLATION.
- J. BARS TO BE WELDED SHALL BE ASTM A706, GRADE 60. WELDING OF REINFORCING BARS SHALL CONFORM TO AWS D1.4.

SPECIAL INSPECTIONS

- 1. SPECIAL INSPECTION PROGRAM SHALL CONFORM TO CHAPTER 17 OF THE IBC.
- 2. THE OWNER SHALL EMPLOY A SPECIAL INSPECTOR TO PERFORM THE REQUIRED TESTS AND SPECIAL INSPECTIONS WITH QUALIFICATIONS DESCRIBED PER IBC CHAPTER 17 AND THE PROJECT SPECIFICATIONS.
- 3. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING INSPECTIONS AND TESTS. SUFFICIENT NOTICE AND LEAD TIME MUST BE ALLOWED FOR THE INSPECTION AND TESTING TO BE PERFORMED WITHOUT IMPEDING CONSTRUCTION OPERATIONS.
- 4. SPECIAL INSPECTION REPORTS SHALL BE FURNISHED TO BUILDING OFFICIAL, OWNER, ARCHITECT, STRUCTURAL ENGINEER, AND CONTRACTOR.
- 5. WHEN DEFICIENCIES ARE IDENTIFIED, THE CONTRACTOR MUST TAKE CORRECTIVE ACTIONS TO COMPLY WITH THE CONTRACT DOCUMENTS OR REMEDY THE DEFICIENCIES AS DIRECTED BY THE REGISTERED DESIGN PROFESSIONAL.
- 6. THE SPECIAL INSPECTION AND QUALITY ASSURANCE PROGRAM DOES NOT RELIEVE THE CONTRACTOR OF HIS OR HER RESPONSIBILITY TO PERFORM QUALITY CONTROL.
- 7. THE CONTRACTOR IS RESPONSIBLE FOR TESTING SERVICES THAT ARE REQUIRED FOR MATERIAL SUBMITTALS AND THAT ARE NOT PART OF THE SPECIAL INSPECTION PROGRAM (E.G. AGGREGATE TESTS, CONCRETE MIX DESIGNS, TESTING OF CONTROLLED FILL MATERIALS, ETC.).
- 8. SPECIAL INSPECTOR SHALL SUBMIT A FINAL REPORT STATING THAT THE STRUCTURAL WORK WAS, TO THE BEST OF THE SPECIAL INSPECTOR'S KNOWLEDGE, PERFORMED IN ACCORDANCE WITH THE CONSTRUCTION DOCUMENTS.

CAST-IN-PLACE CONCRETE (IBC 1705.3)

SPECIAL INSPECTION TYPE	FREQUENCY
INSPECT REINFORCEMENT, INCLUDING PRESTRESSING TENDONS, AND VERIFY PLACEMENT.	PERIODIC
REINFORCING BAR WELDING: <ul style="list-style-type: none"> VERIFY WELDABILITY OF REINFORCING BARS OTHER THAN ASTM A706. INSPECT SINGLE-PASS FILET WELDS, MAXIMUM 5/16". INSPECT ALL OTHER WELDS. 	PERIODIC CONTINUOUS
INSPECT ANCHORS CAST IN CONCRETE	PERIODIC
INSPECT ANCHORS POST-INSTALLED IN HARDENED CONCRETE MEMBERS.	CONTINUOUS
ADHESIVE ANCHORS INSTALLED IN HORIZONTALITY OR UPWARDLY INCLINED ORIENTATIONS TO RESIST SUSTAINED TENSION LOADS.	PERIODIC
MECHANICAL ANCHORS AND ADHESIVE ANCHORS NOT DEFINED ABOVE.	PERIODIC
VERIFY USE OF REQUIRED DESIGN MIX.	PERIODIC
INSPECT CONCRETE AND SHOTCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	CONTINUOUS
VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES.	PERIODIC
INSPECT FORMWORK FOR SHAPE, LOCATION AND DIMENSIONS OF THE CONCRETE MEMBER BEING FORMED.	PERIODIC
FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	CONTINUOUS AT TIME OF TESTING
SAMPLE FOR STRENGTH TESTS OF EACH CLASS OF CONCRETE PLACED EACH DAY SHALL BE TAKEN NOT LESS THAN ONCE A DAY, NOR LESS THAN ONCE FOR EACH 150 CUBIC YARDS OF CONCRETE, NOR LESS THAN ONCE FOR EACH 5,000 SQUARE FEET OF SURFACE AREA FOR SLABS OR WALLS. A MINIMUM OF FIVE STRENGTH TESTS SHOULD BE MADE FOR A GIVEN PROJECT.	CONTINUOUS AT TIME OF TESTING

SOILS (IBC 1705.6)

SPECIAL INSPECTION TYPE	FREQUENCY
VERIFY MATERIALS BELOW SHALLOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY.	PERIODIC
VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND HAVE REACHED PROPER MATERIAL.	PERIODIC
PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS.	PERIODIC
VERIFY USE OF PROPER MATERIALS, DENSITIES, AND LIFT THICKNESS DURING PLACEMENT AND COMPACTION OF COMPACTED FILL.	CONTINUOUS
PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT SITE HAS BEEN PREPARED PROPERLY.	PERIODIC

FOOTING SCHEDULE					
MARK	LENGTH	WIDTH	THICKNESS	REINFORCEMENT	COMMENTS
F6	6'-0"	6'-0"	6'-0"		(6) #6 BOTTOM BARS, EW
F7	7'-0"	7'-0"	7'-0"		(7) #6 BOTTOM BARS, EW
WFS		3'-0"	1'-0"		(3) #5 BARS CONTINUOUS; #5 BARS @ 16" OC TRANSVERSE

FOUNDATION WALL SCHEDULE			
MARK	WIDTH	REINFORCEMENT	COMMENTS
FDN1	0'-8"	#4 BARS @ 12" OC EW	

PIER AND PILASTER SCHEDULE					
MARK	LENGTH	WIDTH	DIAMETER	REINFORCEMENT	COMMENTS
P1	2'-8"		2'-0"	(10) #6 VERTICAL BARS; #4 TIES @ 17" OC W/ #4 TIES IN UPPER 5'	



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

BRANDON WILAND

DATE 03/06/2026 LIC. NO. 53688

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

DATE _____ LIC. NO. _____

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.

© 2024 I & S GROUP, INC.

PROJECT

ROSENBAUER TILT TABLE

WYOMING MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO. 25-33445
 FILE NAME 33445 STRUCT R24
 DRAWN BY NDE / BOV
 DESIGNED BY NDE
 REVIEWED BY BOV
 ORIGINAL ISSUE DATE 03/06/2026
 CLIENT PROJECT NO.

STRUCTURAL NOTES & SPECIAL INSPECTIONS

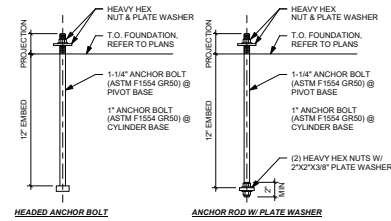
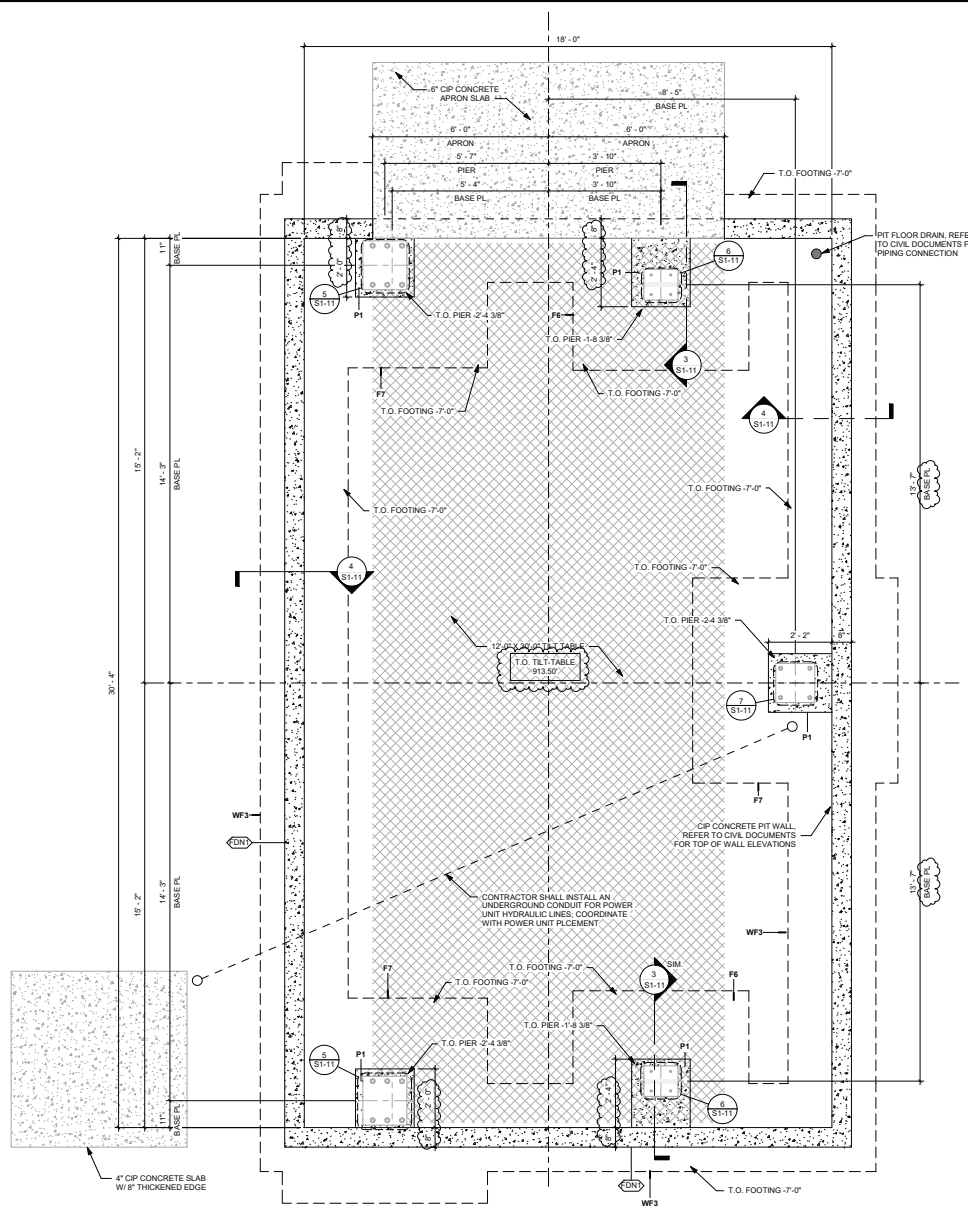
SHEET

S1-00

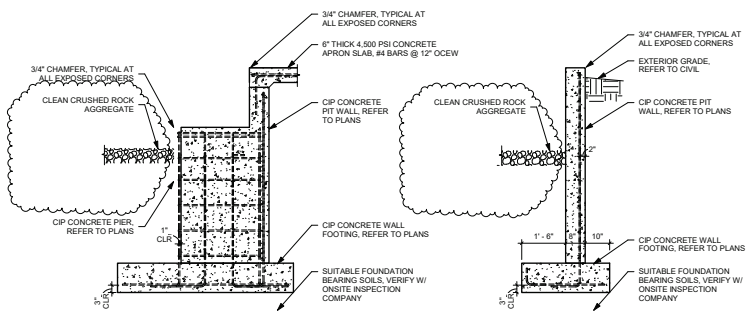


FOUNDATION PLAN SHEET NOTES

- CONTRACTOR TO VERIFY ANCHOR BOLTS, BASE PLATES, AND FOUNDATION WALLS ARE FREE FROM INTERFERENCES PRIOR TO FABRICATION AND CONSTRUCTION. CONTACT EDR FOR ANY INTERFERENCES.
- VERIFY EXISTING TILT TABLE FOR EQUIPMENT FRAME LAYOUT AND ANCHOR ROD LOCATIONS.
- THIRD PARTY INSPECTION COMPANY SHALL BE ENGAGED FOR CONSTRUCTION OBSERVATIONS AND TESTING TO ENSURE ADEQUATE SOILS ARE PRESENT AT BOTTOM OF FOUNDATION EXCAVATIONS.
- ELEVATIONS ARE REFERENCED FROM TOP OF TILT-TABLE ELEVATION @ 913.50'. FOR GRADE AND TOP OF WALL ELEVATIONS REFER TO CIVIL GRADING PLANS.
- ALL ANCHOR RODS SHALL BE HOT-DIP GALVANIZED.

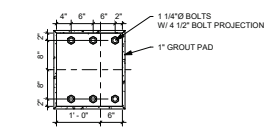


2 ANCHOR BOLT DETAIL
1 1/2" = 1'-0"

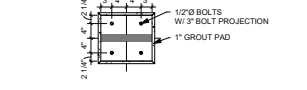


3 TYPICAL ENDWALL SECTION
1/2" = 1'-0"

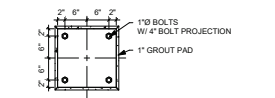
4 TYPICAL SIDE WALL SECTION
1/2" = 1'-0"



5 PIVOT BASEPLATE DETAIL
3/4" = 1'-0"



6 FOUNDATION PAD BASEPLATE DETAIL
3/4" = 1'-0"



7 CYLINDER BASEPLATE DETAIL
3/4" = 1'-0"

1 FOUNDATION PLAN
1/2" = 1'-0"

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

BRANDON WLAND

DATE 04/02/2026 LIC. NO. 53688

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

DATE LIC. NO.

THIS DOCUMENT IS THE PROPERTY OF I & S GROUP, INC. AND MAY NOT BE USED, COPIED OR DUPLICATED WITHOUT PRIOR WRITTEN CONSENT.
© 2024 I & S GROUP, INC.

PROJECT

ROSENBAUER TILT TABLE

WYOMING MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY
04/02/26	ADD #1	BOV

PROJECT NO.	25-33445
FILE NAME	33445 STRUCT R24
DRAWN BY	NDE / BOV
DESIGNED BY	NDE
REVIEWED BY	BOV
ORIGINAL ISSUE DATE	03/06/2026
CLIENT PROJECT NO.	

TITLE

FOUNDATION PLAN & DETAILS

SHEET

S1-11



ROSENBAUER COLD STORAGE

5201 Fallbrook Ave. Wyoming, MN 55092

PROJECT

ROSENBAUER COLD STORAGE

REVISIONS

PROJECT ADDRESS

5201 Fallbrook Ave
Wyoming, MN 55092

CUSTOMER INFORMATION

Image Contracting
Brent Johnstone
651-674-5530



DRAWN BY: TL

Becklin & Whitney
Consulting Engineers, Inc.
523 Main St. N Suite 1
Cambridge, MN 55008
Ph: 763-689-5631
office.becklinwhitney@gmail.com

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

William A. Becklin
William A. Becklin, P.E. License # 18494
Date: December 18, 2025

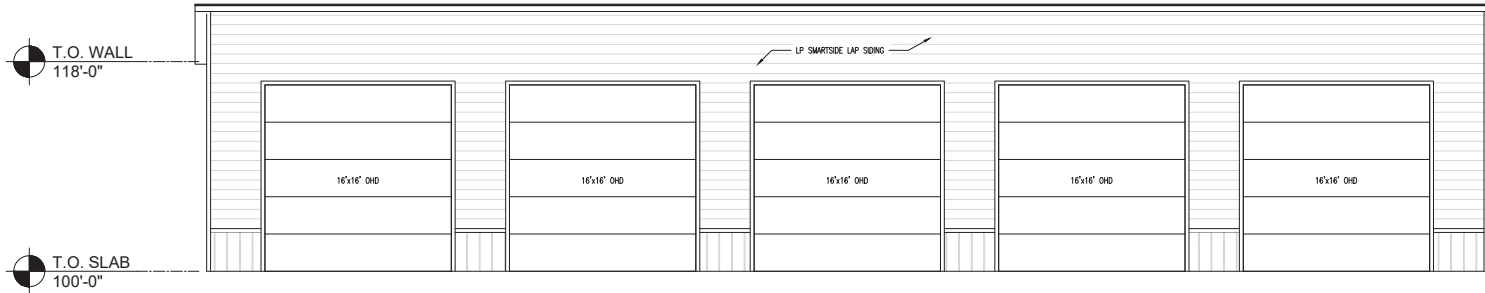
SHEET NAME

ELEVATIONS

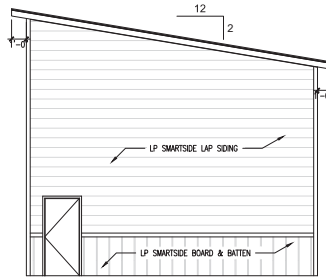
SHEET NUMBER

SI

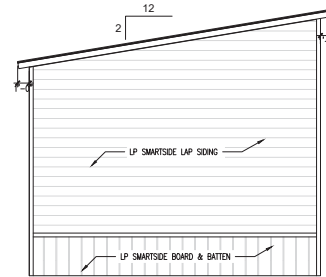
Page Size: 22 x 34 of 01



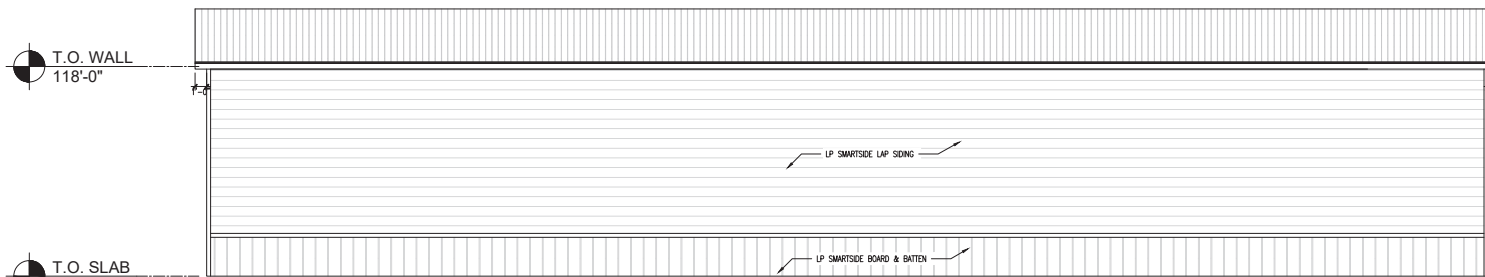
1 FRONT ELEVATION
S1 Scale: 3/16" = 1'-0"



2 RIGHT ELEVATION
S1 Scale: 3/16" = 1'-0"

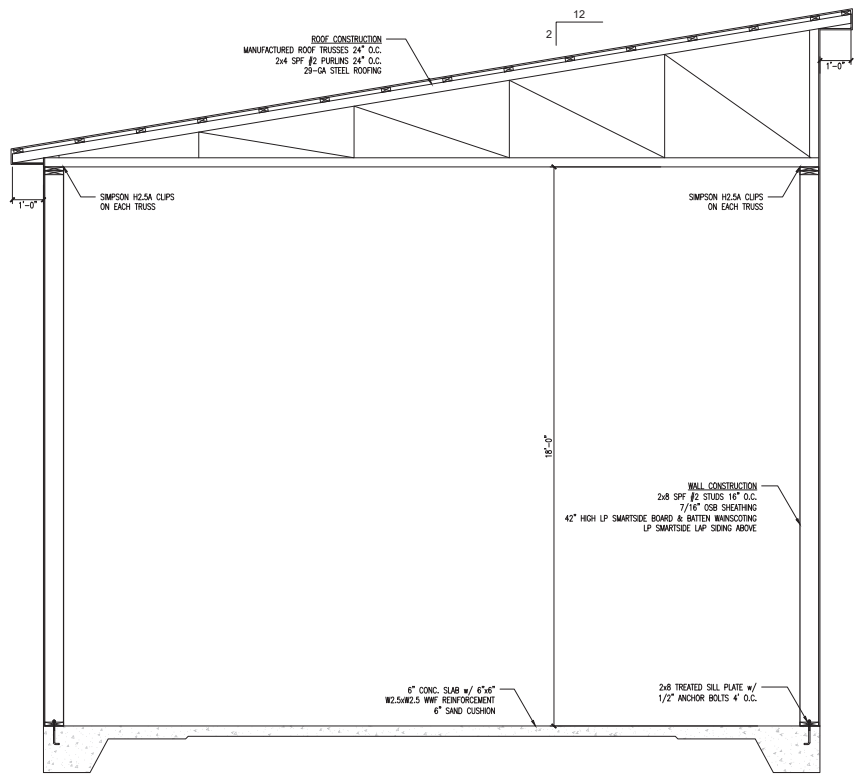


3 LEFT ELEVATION
S1 Scale: 3/16" = 1'-0"



4 REAR ELEVATION
S1 Scale: 3/16" = 1'-0"

SHEET INDEX	
S1	ELEVATIONS
S2	FOUNDATION & FLOOR PLAN
S3	BUILDING SECTIONS
S4	STRUCTURAL NOTES



1 BUILDING SECTION
 S3 Scale: 1/2" = 1'-0"

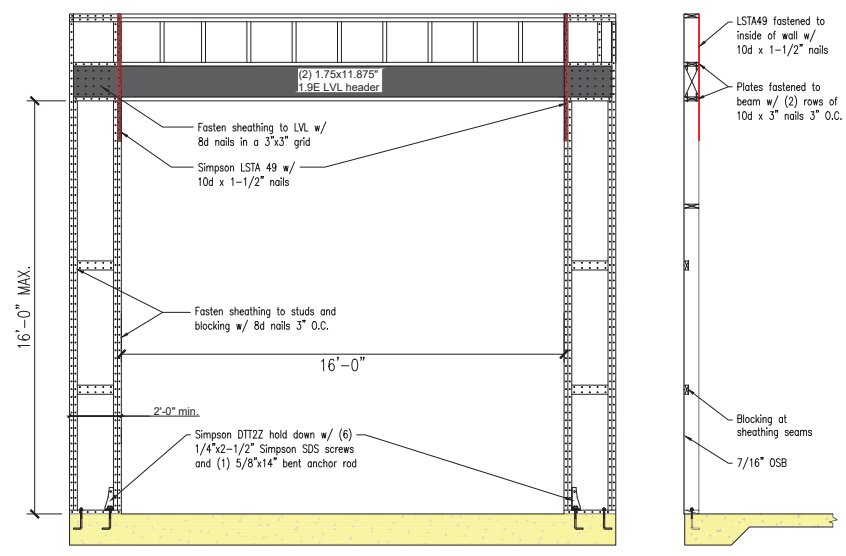
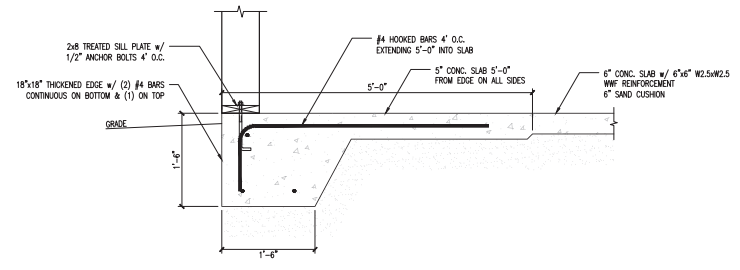


Figure 1: Modified Portal Frame

Section



2 SLAB SECTION
 S3 Scale: 1" = 1'-0"

PROJECT
 ROSENBAUER COLD STORAGE

REVISIONS

PROJECT ADDRESS

5201 Fallbrook Ave
 Wyoming, MN 55092

CUSTOMER INFORMATION

Image Contracting
 Brent Johnstone
 651-674-5530



DRAWN BY: TL

Becklin & Whitney
 Consulting Engineers, Inc.
 523 Main St. N Suite 1
 Cambridge, MN 55008
 Ph: 763-689-5631
 office.becklinwhitney@gmail.com

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

William A. Becklin, P.E.
 William A. Becklin, P.E. License # 18494
 Date: December 18, 2025

SHEET NAME

BUILDING SECTIONS

SHEET NUMBER

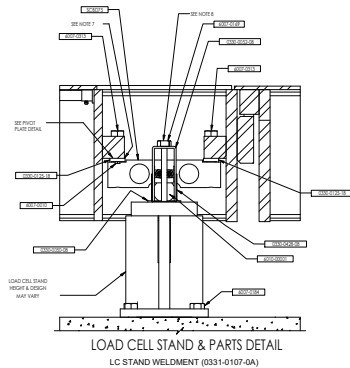
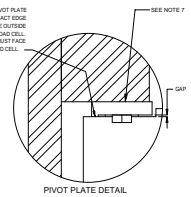
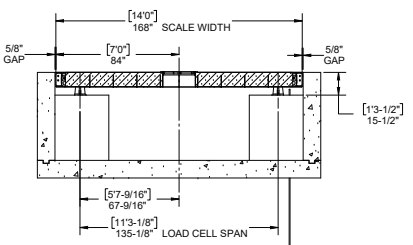
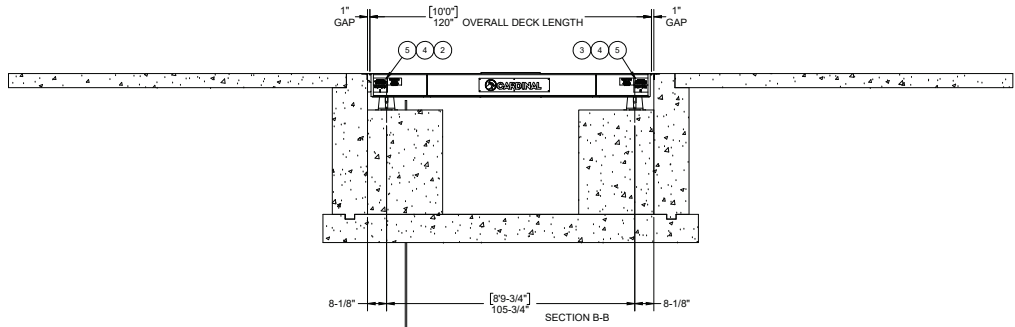
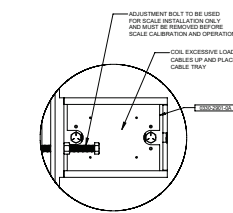
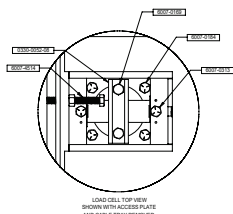
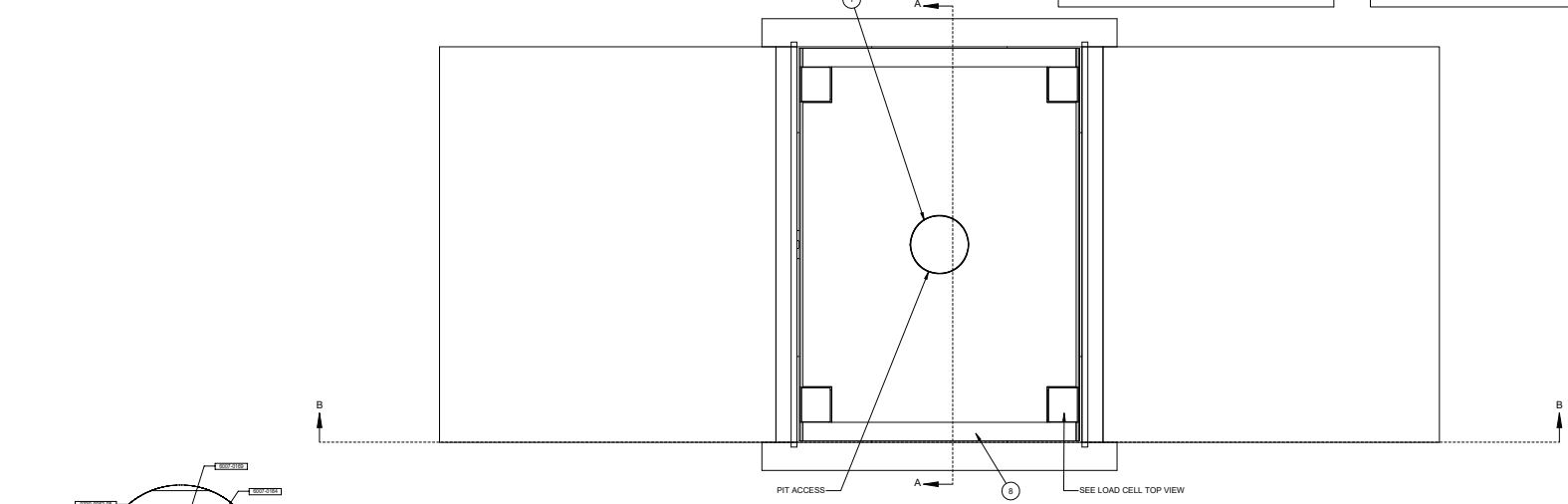
S3

Page Size: 22 x 34 of 01

IMPORTANT! IF YOUR SCALE IS EQUIPPED WITH SIDE RAILS, THE RAILS WILL PROVIDE A VISUAL INDICATION OF THE EDGE OF THE SCALE AND GIVE A SENSATION OF CONTACT IF ACCIDENTALLY CONTACTED, BUT ARE NOT EQUIVALENT TO MSHA APPROVED GUARD RAILS.

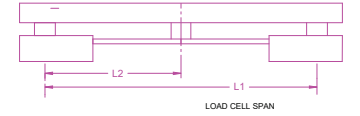
IMPORTANT! IF YOUR SCALE IS EQUIPPED WITH ACCESS WAYS, SUCH AS MANHOLES, IT IS THE USER'S RESPONSIBILITY TO PROVIDE PROPER PROTECTION, SUCH AS BARRIERS DURING THE TIME THEY ARE OPEN OR REMOVED.

REVISION RECORD				
LR	DESCRIPTION	DATE	ECO	BY
AA	RELEASED FOR APPROVAL	3/17/2024	-	CEJ



APPROVED AS SHOWN
 APPROVED AS NOTED
 RESUBMIT
 BY _____ DATE _____
 RETAIN ONE COPY AND RETURN ONE COPY TO: CARDINAL SCALE MFG. CO.

- NOTES:
- CAUTION: DO NOT WELD ON SCALE WHILE THE LOAD CELLS ARE IN PLACE. REFER TO DRAWING 3502-0671-GS FOR PROPER ELECTRICAL GROUNDING SPECIFICATIONS.
 - THE WEIGHBRIDGE IS SUPPLIED IN ONE MODULE. REFER TO THE CALCULATED WEIGHTS GIVEN IN THE BILL OF MATERIAL TO AID IN DETERMINING THE LIFT CAPACITY REQUIREMENT. WEIGHTS SHOWN DO NOT INCLUDE DECK CONCRETE.
 - PLACE SCALE MODULES WITH PRE INSTALLED LOAD CELL STANDS ON FOUNDATION AS SHOWN. DO NOT REMOVE SHIPPING ASSY. SEE NOTE 10.
 - THE WEIGHT INDICATOR IS SHOWN ON A SEPARATE DRAWING.
 - SAFETY BARRIERS ARE A USER/OWNER RESPONSIBILITY TO PREVENT VEHICLES FROM RUNNING OFF THE SIDES OF THE SCALE. FOR THE SAFETY OF THE VEHICLES USING THE SCALE, SIDE RAILS AND/OR PROTECTIVE POSTS ARE AVAILABLE AS OPTIONAL EQUIPMENT.
 - SHIM BETWEEN THE LOAD CELL BLOCK AND THE HARDENED PLATE AS NECESSARY TO OBTAIN A PROPER DEAD LOAD.
 - CARDINAL SCALE MFG. CO. RECOMMENDS THAT THE CUSTOMER INSTALL PROTECTIVE CONDUIT OVER FOR THE LOAD CELL CABLES WHENEVER THE CONDITION IS PRESENT THAT CAN RESULT IN DAMAGE OR ABRASION TO THE LOAD CELL CABLES.
 - INTERCONNECTS ARE ORDER SPECIFIC, REFER TO THE INFORMATION PACKAGE FOR SPECIFIC INTERCONNECT.
 - DO NOT REMOVE THE SHIPPING ASSEMBLY UNTIL THE LOAD CELL STANDS ARE SECURELY BOLTED TO THE FOUNDATION.
 - IF LOAD CELL STANDS ARE TALLER THAN 7' THEY WILL BE PLACED IN PACK OUT BOX AND ASSEMBLY WILL BE NEEDED. SEE LOAD CELL STAND AND PARTS DETAIL.
 - CONCRETE IS NOT SUPPLIED BY CARDINAL SCALE MFG. CO.
 - THE SCALE SHOULD NOT BE LOADED FOR 28 DAYS TO ALLOW THE CONCRETE TO CURE ADEQUATELY.
 - CONCRETE SHALL BE A MINIMUM OF 4500 PSI AT 28 DAYS.
 - APPROXIMATELY 0.1 CUBIC YARDS OF CONCRETE IS REQUIRED FOR THE SCALE DECK. CUBIC YARDS OF CONCRETE ARE REQUIRED FOR THE SCALE DECK.
 - REFER TO SPECIFICATION FOR CONCRETE SCALE DECKS FOR CONCRETE PLACEMENT. DEVIATIONS FROM THE SPECIFICATIONS WILL VOID ALL WARRANTIES.
 - NOTE: SHORE WEIGHBRIDGES AS NEEDED LATERALLY ACROSS WEIGHBRIDGE AT OR NEAR THE MID-SPAN (L/D) PRIOR TO POURING CONCRETE. USE SUFFICIENT SHORING AT OR NEAR MANHOLES TO ASSURE THAT LIDS ARE FLUSH TO SLIGHTLY ABOVE THE SIDES OF SCALE AS MEASURED WITH A STRING PULLED TAUT ACROSS THE SCALE.



MODEL ARMOR
 NOMINAL CAPACITY 50 TONS
 CONCENTRATED LOAD CAPACITY 50 TONS
 NOMINAL CAPACITY IS THE GROSS CAPACITY AS ASSIGNED BY THE MANUFACTURER.
 CONCENTRATED LOAD CAPACITY (C/LC) AS ASSIGNED BY THE MANUFACTURER, IS THE LOAD WHICH CAN BE PLACED ANYWHERE ON THE SCALE PLATFORM IN THE PRESCRIBED TEST PATTERN.

ITEM NO.	QTY	PART NUMBER	DESCRIPTION	WEIGHT
1	1	0104-C291-0A	LD ASSEMBLY	45.1
2	1	0145-8392-1B	DECAL SECTION 1	
3	1	0145-8392-2B	DECAL SECTION 2	0.317
4	2	0145-8393-0B	DECAL "CAUTION DO NOT WELD..."	
5	2	0145-8453-0B	DECAL "REMOVE SHIPPING ASSEMBLY"	0.318
6	4	0330-0148-0B	7-GA. LOAD CELL SHIM	0.0
7	4	0330-0149-0B	10-GA. LOAD CELL SHIM	0.0
8	1	0331-12479-0A	Bridge, 117 X 148, W/1003 Concrete Deck, END FIT	4275.9
9	1	3502-0475-0A	INTERCONNECT	0.0
10	2	5930-0091-0B	CARDINAL NAME PLATE, 0363 ALUMINUM	4.1
11	1	6540-2030	PANIT, RAL 1015, SPRAY CAN 12 OZ	0.0
				4456.4

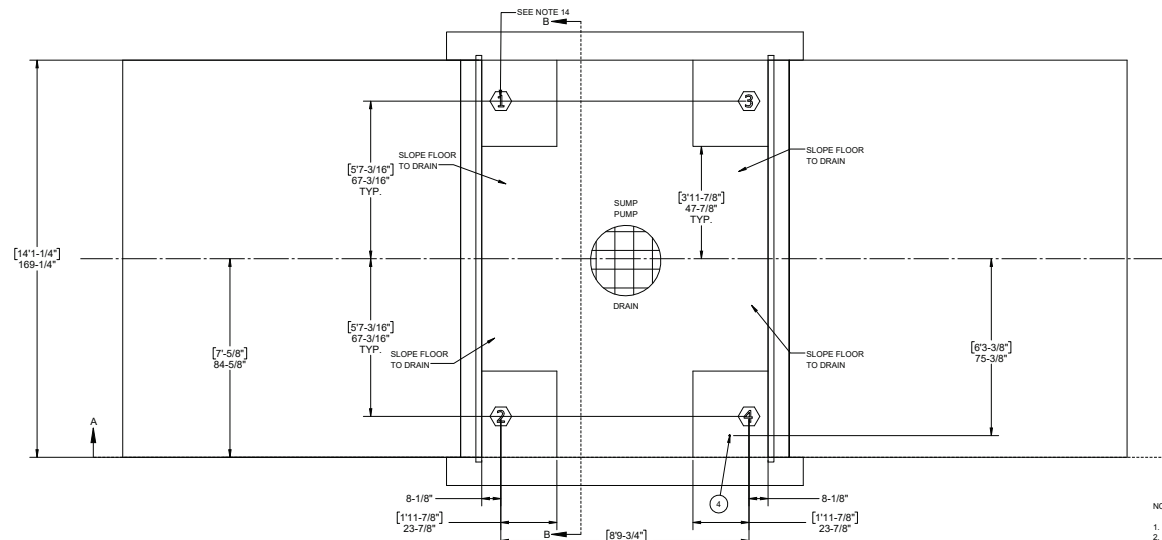
TOLERANCE ON DIMENSIONS ARE ANGLES ± 1/2° FITS/GERBERATIONS ± 1/16 IN. DECIMALS (XX) ± 0.05 IN. DECIMALS (XXX) ± 0.1 IN. DECIMALS (XXXX) ± 0.001 IN.
 NOTE: WHOLE NUMBERS MUST BE WRITTEN AS 0.00 TO INDICATE DECIMAL TOLERANCES.
 THIS DRAWING IS THE PROPERTY OF THE CARDINAL SCALE MFG. CO. AND SHALL NOT BE REPRODUCED OR REPRODUCED EITHER WHOLLY OR IN PART EXCEPT WITH WRITTEN AUTHORIZATION. ALL RIGHTS OF DESIGN OR INVENTION ARE RESERVED.

Cardinal
 Cardinal Scale Manufacturing Co.
 CARDINAL DETROIT FULLER WEIGHING SYSTEMS
 TITLE: Truck Scale, Armor, 120' X 168' (10' 0" X 14' 0"), 50 ton, Concrete, PD
 SCALE: N.T.S. DATE: 3/17/2024
 DR: CEJ DATE: 3/17/2024
 CEN: DATE: 3/17/2024
 ITEM: 1003714
 PART: MODEL: N/A
 SHEET: 1 OF 1
 DWG. NO.: 0331-12478-0A
 REV. AA

PIER LOADINGS AT 50 TON CLC

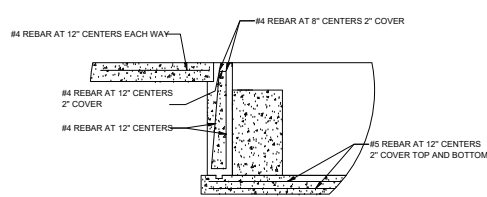
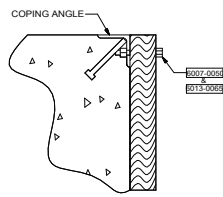
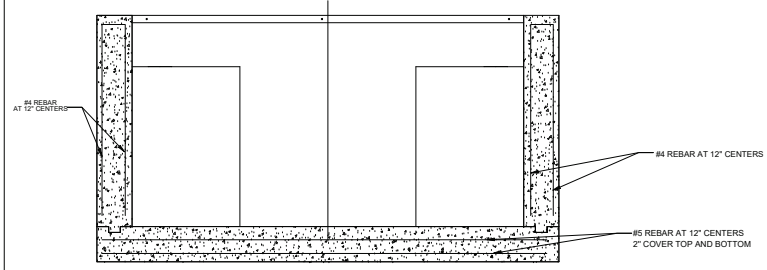
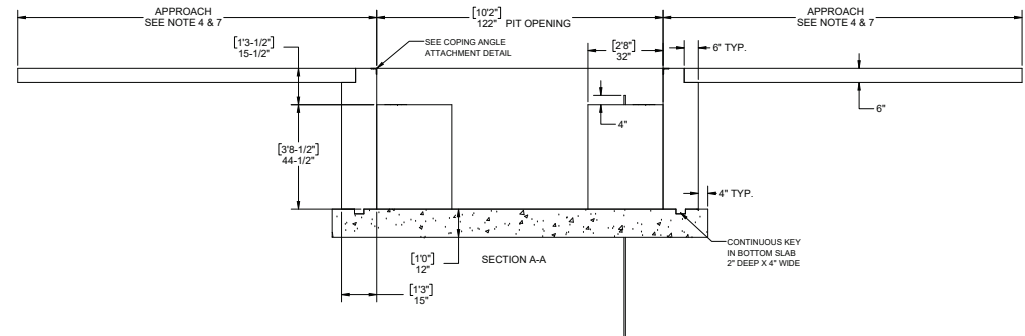
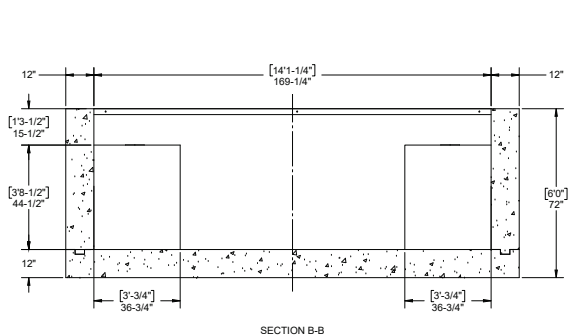
LOAD CELL	LOADING
1	55.0 KIPS
2	55.0 KIPS
3	55.0 KIPS
4	55.0 KIPS

REVISION RECORD				
LR	DESCRIPTION	DATE	ECO	BY
AA	RELEASED FOR APPROVAL	3/18/2024		CEJ



APPROVED AS SHOWN
 APPROVED AS NOTED
 RESUBMIT
 BY _____ DATE _____
 RETAIN ONE COPY AND RETURN ONE COPY TO: CARDINAL SCALE MFG., CO.

- NOTES:**
- ITEMS 1 THROUGH 4 ARE FURNISHED BY CARDINAL SCALE MFG. CO. AS NOTED.
 - THE SCALE FOUNDATION AS SHOWN IS SUFFICIENT FOR FIRM SOIL AND GOOD CONCRETE. THE MINIMUM SOIL BEARING SHALL BE 3,000 POUNDS PER SQUARE FOOT AND THE MINIMUM CONCRETE STRENGTH SHALL BE 3,000 POUNDS PER SQUARE INCH AT 28 DAYS. FOR UNUSUAL SOIL CONDITIONS OR DEEP FROST PENETRATION, ALTER THE FOUNDATION AS REQUIRED. THE FOOTING SHALL BE BELOW THE FROST LINE. REBAR TO SUIT LOCAL SOIL CONDITIONS.
 - CARDINAL SCALE MFG. SHALL NOT BE RESPONSIBLE FOR THE STABILITY OF THE FOUNDATION.
 - THE FOUNDATION CONTRACTOR SHALL CONTACT THE STATE WEIGHT AND MEASURES DIVISION FOR STATE FOUNDATION REQUIREMENTS.
 - WORK FROM THE CENTER LINES WHEN ERECTING FORMS AND SETTING BOLTS. ON THE APPROACH END OR ENDS OF A VEHICLE SCALE INSTALLED IN ANY ONE LOCATION FOR A PERIOD OF SIX MONTHS OR MORE, THERE SHALL BE A STRAIGHT APPROACH AS FOLLOWS:
 - AT LEAST THE WIDTH OF THE PLATFORM BUT NOT REQUIRED TO BE MORE THAN 40 FEET; AND
 - NOT LESS THAN 10 FEET OF ANY APPROACH ADJACENT TO THE PLATFORM SHALL BE CONSTRUCTED OF CONCRETE OR SIMILAR DURABLE MATERIAL TO INSURE THAT THIS PORTION REMAINS SMOOTH AND LEVEL AND IN THE SAME PLANE AS THE PLATFORM. HOWEVER, GRANTING OF SUFFICIENT STRENGTH TO WITHSTAND ALL LOADS MAY BE INSTALLED IN THIS PORTION; AND FURTHER WHERE DEEMED NECESSARY FOR DRAINAGE PURPOSES, THE REMAINING PORTION OF THE APPROACH MAY SLOPE SLIGHTLY.
 - CONCRETE REQUIRED FOR SCALE FOUNDATION AS SHOWN:
 EXCAVATION: 407.8 CU YARDS
 CONCRETE: 134.8 CU YARDS
 APPROACHES (15' 0" EACH END): 12.2 CU YARDS EXCAVATION, 12.2 CU YARDS CONCRETE
 - TRANSMISSION CABLE FROM LOAD CELL CELL TO INDICATOR SHALL BE IN 1 1/2" MINIMUM SIZE CONDUIT AT LEAST 24" FROM THE CLOSEST ELECTRICAL LINE. THEY MAY CROSS AT 90° ONLY.
 - CAUTION:** DO NOT WELD ON THE STRUCTURE WHILE THE LOAD CELLS ARE IN THE SYSTEM.
 - REFER TO DRAWING 3502-0671-GS FOR PROPER ELECTRICAL GROUNDING SPECIFICATIONS.
 - REINFORCING ROD AND WELDED WIRE MESH ARE NOT FURNISHED BY CARDINAL SCALE MFG. CO. THE REBAR SHALL CONFORM TO ASTM A-185.
 - TOP OF PIERS ARE TO BE SMOOTH AND LEVEL WITHIN ±1/8" (ALL PIERS ARE TO BE WITHIN 1/4").
 - IT IS RECOMMENDED THAT A DRAIN OR SUMP PUMP BE PROVIDED IN THE SCALE PIT. THE LOCATION OF THIS ITEM SHOULD BE IN CLOSE PROXIMITY TO THE PIT ENTRANCES.
 - DO NOT PLACE REBAR IN LOAD CELL CHECK STAND AREA APPROX. 6in IN DIAMETER WITH A MINIMUM OF 9in DEEP TO CLEAR STAND ANCHORS.



ITEM NO.	QTY.	PART NUMBER	DESCRIPTION
1	2	0331-7181-0A	COPING ANGLE END PIT 14\"/>
2	6	6007-0050	BLT HEX HD 3/8-16x 1/2\"/>
3	6	6013-0065	NUT 3/8-16 HEX Z/P
4	1	6980-0054	GROUND ROD 625\"/>

TOLERANCES ON DIMENSIONS ARE:
 ANGLES ± 1/2°
 HORIZONTAL DIMENSIONS ± 1/16 IN.
 DECHALLS (L) ± .05 IN.
 DECHALLS (A) ± .05 IN.
 DECHALLS (XXX) ± .05 IN.
 HOLE: HOLE NUMBERS MUST BE WRITTEN XXX00 TO INVOLVE SPECIAL TOLERANCES.

CARDINAL SCALE MFG. CO.
 TITLE: PIT FOUNDATION PLAN (120 X 148; 50 TON CLC)
 SCALE: N.T.S.
 DIR: CEJ DATE: 3/18/2024
 CHN: DATE: _____
 ITEM: _____
 PARENT MODEL: N/A
 SHEET 1 OF 1
 DWG. NO.: 0331-12482-0A
 REV. AA

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

Stillwater
1809 Northwestern Ave
Stillwater, MN 55082

Hudson
430 Second Street
Hudson, WI 54016

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

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

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

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

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

Minnesota Statutes and Minnesota Rules also set odor restrictions

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ORDINANCE NO. 2024-01

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

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

ARTICLE VII CANNABIS BUSINESSES.

DIVISION 1. ADMINISTRATION.

Sec. 12-401. Findings and Purpose.

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

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

Sec. 12-402. Authority and Jurisdiction.

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

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

Sec. 12-403. Severability.

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

Sec. 12-404. Enforcement.

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

DIVISION 2. REGISTRATION OF CANNABIS BUSINESSES.

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

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

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

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

Sec. 12-412. Registration and Application Procedure.

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

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

Sec. 12-413. Renewal of Registration.

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

Sec. 12-414. Suspension of Registration.

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

Sec. 12-415. Limiting of Cannabis Registrations.

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

DIVISION 3. REQUIREMENTS FOR CANNABIS BUSINESSES.

Sec. 12-420. Minimum Buffer Requirements.

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

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

Sec. 12-421. Definition of Terms.

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

- (1) Cannabis Business. A business licensed by the Office of Cannabis Management (OCM) as defined by Minnesota Statute 342.01 Subd. 14.
- (2) Cannabis Cultivator. A cannabis business that grows cannabis plants from seed or immature plant to mature plant, harvests the cannabis flower from a mature plant, and packages and labels immature cannabis plants and seedlings and cannabis flower for sale to pursuant to Minnesota Statute Section 342.30.
- (3) Cannabis Event. A temporary cannabis event lasting no more than four days operating pursuant to Minnesota Statute 342.39.
- (4) Cannabis Manufacturer. A cannabis business that makes cannabis and/or hemp concentrate, manufactures artificially derived cannabinoids, adult-use cannabis products, lower-potency hemp edibles, and/or hemp-derived consumer products, and sells cannabis concentrate, hemp concentrate, artificially derived cannabinoids, cannabis products, lower-potency hemp edibles, hemp-derived consumer products to other cannabis businesses pursuant to Minnesota Statute Section 342.31.
- (5) Cannabis Mezzobusiness. A cannabis business that grows cannabis plants from seed or immature plant to mature plant, harvests the cannabis flower from a mature plant, makes cannabis and/or hemp concentrate, manufactures artificially derived cannabinoids, adult-use cannabis products, lower-potency hemp edibles, and/or hemp-derived consumer products, and sells immature cannabis plants and seedlings, adult-use cannabis flower, adult-use cannabis products, lower-potency hemp edibles, hemp-derived consumer products, and other products authorized by law to other cannabis businesses and to consumers pursuant to Minnesota Statute Section 342.29.
- (6) Cannabis Microbusiness. A cannabis business that grows cannabis plants from seed or immature plant to mature plant, harvests the cannabis flower from a mature plant, makes cannabis and/or hemp concentrate, manufactures artificially derived cannabinoids, adult-use cannabis products, lower-potency hemp edibles, and/or hemp-derived consumer products, and sells immature cannabis plants and seedlings, adult-use cannabis flower, adult-use cannabis products, lower-potency hemp edibles, hemp-derived consumer products, and other products authorized by law to other cannabis businesses and to consumers, including on-site consumption, pursuant to Minnesota Statute Section 342.28.
- (7) Cannabis Retailer. A cannabis business that sells immature cannabis plants and seedlings, adult-use cannabis flower, adult-use cannabis products, lower-potency hemp edibles, hemp-derived consumer products, and other products authorized by law to customers pursuant to Minnesota Statute Chapter 342 and as defined in Minn. Rule 9810.0200.
- (8) Cannabis Testing Facility. A cannabis business that obtains and tests immature cannabis plants and seedlings, cannabis flower, cannabis products, hemp plant parts, hemp concentrate, artificially derived

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

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

Sec. 12-422. Zoning and Land Use.

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

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

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

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

Sec. 12-423. Odor.

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

Sec. 12-424. Hours of Operation.

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

Sec. 12-425. Advertising.

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

Sec. 14-426. Security.

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

DIVISION 4. TEMPORARY CANNABIS EVENTS.

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

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

DIVISION 5.

LOCAL GOVERNMENT AS A CANNABIS RETAILER.

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

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

DIVISION 6. USE IN PUBLIC PLACES.

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

Sec. 40 – 451–459. Reserved.

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

Lisa Iverson, Mayor

ATTEST:

Robb Linwood, City Clerk

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