

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

CALL TO ORDER:

CALL OF ROLL:

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM:

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

APPROVAL OF MINUTES:

1. Consider approving the minutes of the “Regular Meeting” of the Wyoming, Minnesota Planning Commission for March 10, 2026.

SCHEDULED PUBLIC HEARINGS:

NEW BUSINESS:

2. Sketch Plan, D-26-001
Location: No address/PID Only
Applicant and Owner: JKJ Property Management/Chris Mastell
Property ID Number: 21.10518.00
3. Sketch Plan, Sunrise RiverBank Property: Outlot A, Sunrise Riverbank
Location: No Address/PID Only
Applicant & Owner: Sunrise Riverbank Properties/Richard Morris
Property ID Number: 21.10302.33
4. City of Wyoming Cannabis Ordinance

OLD BUSINESS:

COMMUNICATIONS:

UPDATES:

ADJOURN

UPCOMING:

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

CALL TO ORDER:

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

CALL OF ROLL:

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

ABSENT: Commissioner Katie West

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

DETERMINATION OF A QUORUM:

PLEDGE OF ALLEGIANCE:

OPEN FORUM: NONE

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

Voting Aye: Rutford, Holl, Iverson, and Lobermeier

Voting Nay: None

Abstain: None

Absent: West

APPROVAL OF MINUTES:

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

A MOTION WAS MADE BY COMMISSIONER IVERSON, SECONDED BY COMMISSIONER HOLL, TO APPROVE THE MINUTES OF THE "REGULAR MEETING" OF THE WYOMING, MINNESOTA PLANNING COMMISSION FOR FEBRUARY 24, 2026, AS SUBMITTED.

Voting Aye: Rutford, Holl, Iverson, and Lobermeier

Voting Nay: None

Abstain: None

Absent: West

SCHEDULED PUBLIC HEARINGS: NONE

NEW BUSINESS:

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

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

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

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

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

OLD BUSINESS:

3. Interim Conditional Use Permit for a Cannabis Microbusiness: I-26-001

Location: 26615 Fallbrook Avenue

Applicant: Hunter Fredrickson of True North Holdings, LLC

Owner: Estate Development Corporation

Property ID Number: 21.00024.00

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

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

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

Voting Nay: None

Abstain: None

Absent: None

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Chair Lobermeier stated that he favored a shorter time period.

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

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

Voting Aye: Rutford, Holl, Iverson, and Lobermeier

Voting Nay: None

Abstain: None

Absent: West

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

COMMUNICATIONS:

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

UPDATES:

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

Voting Aye: Rutford, Holl, Iverson, and Lobermeier

Voting Nay: None

Abstain: None

Absent: West

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

CITY OF WYOMING PLANNING AND ZONING

TO:	Planning Commission
DATE	3/17/2026
MEETING DATE:	3/24/2026
FROM:	Kim Lindquist, City Planner Fred Weck, Zoning Administrator
RE:	Sketch Plan Review
APPLICANT/OWNER:	JKJ Property Management Company, LLC
PROPERTY:	PID R21.10518.00
FILE NO.:	I-26-001

OVERVIEW

JKJ Property Management Company, LLC (the Applicant and Owner) is proposing to subdivide one (1) vacant parcel into two (2) buildable parcels and two outlots. The two new buildable lots are intended for future residential development. The property is located at the intersection of Highway 8 (south), Heath Avenue (east) and West Comfort Drive (north) and is 24 acres in size. Highway 8 bisects the site. Two new residential lots are planned for the northeastern corner of the parcel, with the remainder of the site being placed into two outlots for potential future development. Each of the proposed residential lots are approximately one acre in size. The applicant has outlined a septic treatment location for the Lot 1 Block 1 and has included a building and driveway location on the plan. Right of way for West Comfort Drive will also be dedicated.

The property is currently designated as R1 – Rural Residential 1 and is utilized for residential-related purposes. The County records do not indicate a current residence at the site, but there are stored items on the premises. These must be removed. The minimum required lot area in the R1 – Rural Residential 1 District is one acre, with at least one acre being buildable. The proposed subdivision complies with this requirement. Additionally, the district mandates a minimum lot width and depth of 200 feet, while corner lots must provide an extra 15 feet of width. The submitted sketch plan satisfies the lot width and depth standards, and the corner lot accommodates the additional width requirement.

The Commission and Council should discuss further development on the site. The Comprehensive Plan anticipates a more robust development pattern on the property, given its proximity to Hwy 8. It may be that the current two-lot single family residential development makes sense given its distance from Hwy 8. However, the Commission may want to discuss development options for the remaining two outlots, which are 12.7 and 1.7 acres in size and are designated for Mixed Use and Commercial. The site also falls within the Hwy 8 Overlay district, meaning a more commercial use would be appropriate.

The property also falls within the Shoreland District due to its proximity to Comfort Lake. It also is included in the Solar Energy Systems Overlay District.

In preparation for the preliminary and final plats, the applicant should ensure that plans adhere to the following sections of the City of Wyoming's municipal ordinances:

Section 32-98 of the Subdivision Ordinance indicates lot requirements for any subdivision.

Section 40-180 of the Zoning Ordinance indicates dimensional requirements for properties located within the R1 District.

Section 40-310-337 of the Zoning Ordinance indicates requirements for the Shoreland District.

Joe Triplett, County Engineer and Director of Public Works, has indicated that the Lots 1 & 2 Block 1 would work with the County's proposed design of County Road 8. No other staff comments have been received as of the date of this report.

General Comprehensive Plan and Zoning Ordinance Review

Article III of the City of Wyoming Subdivision Ordinance sets forth the platting procedure with the first requirement being the sketch plan. The purpose of the sketch plan is to ensure that the applicants for subdivision are informed of the procedures and requirements of all adopted ordinances. The plan needs to show the proposed subdivision of the property, significant topographical and physical features, and adjacent land uses. The sketch plan meets these requirements.

Comprehensive Plan Designation

The subject property is guided for Mixed Use on the north side of Highway 8 and Commercial on the south side of Highway 8 in the City's Comprehensive Plan. These land use categories are described as follows:

"Mixed Use development must include two or more types of land use, and may include retail businesses or service businesses, office buildings, single-family housing, multi-family housing, and high-density housing. Developers will be required to negotiate a unified and high-quality comprehensive design plan with the City. Any development in this category should be required to obtain a conditional use permit or go through the planned-unit development process. Where Mixed Use development abuts an area either planned for or developed as single family residential, the design for the Mixed Use site must be compatible with the nearby residential site."

And

"The Commercial Areas will allow a wide range of businesses that serve the individual consumer, whether for goods or services. These designations are located along the major traffic arteries and can be expected to generate large amounts of traffic. Trash handling, service docks, signs and lighting must be softened through site planning and landscaping. Protecting nearby housing will be an important consideration during the review of site plan applications. Apply zoning regulations to control building materials, landscaping, parking, lighting, signs and access. Access to all parcels must be via City streets."

With two single family lots proposed on the north side of the property, and a large portion of the lot to be platted as an outlots, the site could accommodate a mix of uses as prescribed in the comprehensive plan.

The south side of the property, south of Highway 8 would remain designated for commercial uses and would not be affected by the proposed subdivision.

Zoning

The lot is currently zoned R-1 Rural Residential 1. The purpose of the R-1 district is intended to provide an area for very low-density housing with on-site wastewater systems in locations that are already predominately developed in a pattern similar to that described in this zoning district. The property is located within the Shoreland Management Overlay District.

Conforming lots in the R1 District are required to have the following minimum dimensional standards:

District	R1 – Rural Residential I
Minimum Lot Area	One (1) acre, at least one (1) acre of which must be buildable
Lot Width	200 feet; corner lots must be 215 feet
Lot Depth	200 feet; must be less than four (4) times the lot width

Any future building within the R-1 District shall conform to the following setback standards:

1. Front Yard Setback:
 - a. 73 feet from the centerline of all city streets or 40 feet from the road right-of-way, whichever is more restrictive
2. Side Yard Setback:
 - a. 10 feet for principal buildings
 - b. 3 feet for accessory buildings
 - c. 5 feet for driveways
3. Rear Yard Setback:
 - a. 35 feet for principal buildings
 - b. 3 feet for accessory buildings
4. Height
 - a. 35 feet (three stories) maximum height for principal building
 - b. 25 feet (one story) maximum height for accessory building

The applicant had provided soils information for Lot 1 for septic information.

Park Dedication

Article IV of the Subdivision Ordinance sets forth the park dedication requirements. The policy for minor subdivisions is that when three or fewer lots are being created that the minimum park and trail fees will be collected without the need for the Joint Park Planning Board to meet unless the development is in an area where the City is looking to acquire park land. This policy was reaffirmed at a Joint Park Planning Board held on October 28, 2014.

The area of the proposed subdivision is not an area that the City is looking to acquire land and as such the City will require park and trail dedication funds. The minimum park dedication for the proposed subdivision equals \$1,500.00 plus the minimum trail dedication of \$300.00. The fees are to be collected prior to final plat approval.

Access

The proposed parcels would be accessed via West Comfort Drive on the north side of the lots. A portion of the plat will dedicate additional right of way for West Comfort Drive.

Utilities

Municipal sanitary sewer and watermain are not available to the site at this time. The sketch plan anticipates two septic treatment sites can be supported on the buildable lots.

Drainage

Stormwater management is not triggered for this site. There may be some watershed-related permits required depending upon the amount of grading work anticipated for the ultimate development of the site. Additional information will be needed to assess whether watershed permitting is required.

Next Steps

In the preparation of the preliminary and final plats, the applicant and their consultants are required to pay careful attention to the Subdivision Ordinance requirements. The applicant should ensure that district standards and regulations are met and, if they are not, then the appropriate variances and/or zoning amendments should be requested. Prior to formal acceptance of an application for preliminary plat consideration, all requirements contained in Article III, Division 2, and Articles V and VI of the Subdivision Ordinance, as well as applicable zoning regulations, must be complied with, included on the plans, and addressed.





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

SUBDIVISION APPLICATION: SKETCH PLAN

A sketch plan application initiates the procedure for developing and subdividing property. The Sketch Plan is reviewed by individuals of the City Plat Review Committee and then is placed on the Planning Commission agenda.

Applicant(s): Name(s) JKS PROPERTY MANAGEMENT COMPANY, LLC
Address 25215 WEST COMFORT DRIVE
City WYOMING State MN Zip 55025
Phone Number [REDACTED] Email [REDACTED]

Owner(s) - If other than Applicant(s): CHRIS MASTELL Jake@same
Name(s) (SAME AS APPLICANT)
Address (SAME AS APPLICANT)
City _____ State _____ Zip _____
Phone Number _____ Email _____

Owner(s) Signature(s) _____ Date _____

Legal description of property: PART OF THE SE 1/4 OF SECTION 27,
TOWNSHIP 33, RANGE 21, CHISAGO COUNTY, MN

Property Identification Number: R.21. 10518.00

Present use of property: VACANT RAW LAND

Proposed use of property: 2 SINGLE FAMILY HOMES

Present zoning of property: R1 - RURAL RESIDENTIAL 1

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

- Total size of property: 17.66 ACRES Total acreage in wetlands or floodplain: N/A
Number of proposed lots: 2 LOTS/2 OUTLOTS ☒ Septic Site Evaluation Report(s) if available.
☒ 4 full size copies of the Sketch Plan ☒ 2 reduced copies (no larger than 11 X 17).
☒ The application fee and escrow must be paid at the time of application.

Applicant(s) Signature: _____ Date: _____

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.

The meeting can be scheduled only after a complete application is received.

Applicants that submit Sketch plans with four or more proposed lots will meet with the Joint Park Planning Board in order to determine the developments Park and Trail Dedication. The Joint Park Planning Board meets on the 2nd Tuesday of each month at 6:00 pm. Developments creating three or fewer lots will dedicate the minimum Park and Trail Dedication (\$1500.00 Park + \$300.00 Trail, per lot) without needing to meet with the Joint Park Planning Board. Park and Trail Dedications are submitted to the City with the Final Plat application.

OFFICE USE ONLY

Application # D-26-001

Date Complete Application Received 2/23/26

Fee: \$100.00 + Escrow \$500.00

Revised 11/15/22

Date Application Received 2/23/26

120 Days 6/23/26

Date Paid 2/23/26

By: [Signature]
Official

Check # cashcard

SKETCH PLAN

~for~ J K J PROPERTY MANAGEMENT
~of~ MASTELL ADDITION

EXISTING LEGAL DESCRIPTION

All that part of the Southeast Quarter of Section 27, Township 33, Range 21 described as follows:

Beginning at a point in the South line of said Southeast Quarter, 100 feet East of the Southwest corner thereof; running thence East along said South line to a point where the said line intersects the center line of the public highway running North into said Quarter Section; running thence North along the center line of said highway to a point where said highway turns East; thence due North to the North line of said Southeast Quarter Section; thence West along said North line to a point one hundred (100) feet East from the Northwest corner of said Southeast Quarter Section; thence South to the place of beginning.

EXCEPT so much land as has been taken for a public road to the West and South of the land herein described

and EXCEPT so much land has been taken for a public road on the East of the land herein described,

and also EXCEPT any easement acquired for roadway purposes through said land along the middle portion thereof and South of the lake which purported roadway or easement runs, Southeasterly and Northwesterly across said land, except that part or portion therefrom described as follows:

That part of the Southeast Quarter of Section Twenty-seven (27), Township Thirty-three (33) North, Range Twenty-one (21) West, described as follows:

Beginning at a point on the South line thereof 100 feet East of the Southwest Corner; thence East on said South line to the center line of State Trunk Highway No. 98; thence North along said center line to a point where said Highway turns East; thence due North to the North line of said Southeast Quarter (SE 1/4); thence West on said North line to a point 100 feet East of the Northwest corner thereof; thence due South to a point of beginning, which lies within a distance of 75 feet Northwesterly and 155 feet Southeasterly of the following described line:

Beginning at a point on the West line of Section Thirty-four (34), Township Thirty-three (33) North, Range Twenty-one (21) West, distant 671 feet North of the West quarter corner thereof; thence run Northeastly at an angle of 67 degrees 32 minutes with said West Section line for 388.6 feet; thence deflect to the left at an angle of 12 degrees 49 minutes for 4300 feet and there terminating; together with a strip of land 75 feet in width adjoining and northwesterly of the described strip; beginning opposite a point on the above described line, distant 190.3 feet Northeastly of the South line of said Section Twenty-seven (27), (when measured along the above described line), and extending Northeastly to the Westerly boundary of Temporary Trunk Highway No. 98; according to the Government Survey thereof, in the County of Chisago, State of Minnesota.

EXCEPT THEREFROM THE FOLLOWING DESCRIBED TRACT: Part of the Southeast Quarter (SE 1/4) of Section Twenty-seven (27), Township Thirty-three (33) North, Range Twenty-one (21) West, described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section Twenty-seven (27); thence East along the South Section line thereof a distance of 100 feet; thence North, parallel with the North and South Quarter line, a distance of 1196 feet to the point of beginning; thence South 69 degrees 15 minutes East a distance of 100 feet; thence North parallel with said North and South Quarter line to the East-West Quarter line of said Section; thence West along the East-West Quarter line to a point 100 feet East of the North-South Quarter line; thence South parallel with the North-South Quarter line to the point of beginning.

EXCEPT THEREFROM THE FOLLOWING DESCRIBED TRACT: That part of the Southeast Quarter (SE 1/4) of Section Twenty-seven (27), Township Thirty-three (33) North, Range Twenty-one (21) West, Chisago County, Minnesota, described as follows:

Commencing at the South one Quarter of said Section Twenty-seven (27); thence East along the South Section line thereof a distance of 100 feet; thence North, parallel with the North and South Quarter line, a distance of 1196 feet; thence South 69 degrees 15 minutes East a distance of 100 feet; thence South 86 degrees 09 minutes East along the Northerly line of a public road a distance of 75 feet to the point of beginning; thence North, parallel with said North and South Quarter line, a distance of 126 feet to an iron pipe monument set at the top of the bank adjacent to the shore of Comfort Lake; thence continuing on same course a distance of 55 feet to the foot of said bank to an iron pipe monument set on proximity to the shore of said lake; thence continuing on same course over the water of said lake to the East and West Quarter line of said Section 27; Returning to the point of beginning; thence South 86 degrees 09 minutes East along said Northerly line of the public road a distance of 80 feet; thence North, parallel with said North and South Quarter line of Section 27, a distance of 118 feet to an iron pipe monument set at the top of the bank adjacent to the shore of Comfort Lake; thence continuing same course a distance of 40.4 feet to the foot of said bank to an iron pipe monument set in proximity to the shore of said lake; thence continuing on same course over the water of said lake to the East and West Quarter line of Section 27; thence West along said Quarter line to the termination of a previously described course on said line.

AND ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT: That certain part of the Southeast Quarter (SE 1/4) of Section Twenty-seven (27), Township Thirty-three (33), Range Twenty-one (21), described as follows, to-wit:

Beginning at the South Quarter corner of said Section Twenty-seven (27); thence East, along the Section line, for 100 feet; thence North, parallel with the North and South Quarter Section line, for 1196 feet; thence South 69 degrees 15 minutes East for 100 feet to the point of beginning of the tract hereby described; thence South 86 degrees 09 minutes East, along the Northerly line of a public road, for 75 feet; thence North, parallel with said North and South Quarter section line, for 126 feet to an iron pipe monument set at the top of the bank adjacent to the shore of Comfort Lake; and continuing said course for 55 feet to the foot of said bank, to an iron pipe set in proximity to the shore of said lake, and further continuing said course over the water of said lake, to the East and West Quarter Section line. Returning to the previous point of beginning; thence North, parallel to said North and South Quarter section line, for 136 feet to an iron pipe monument set at the top of the bank adjacent to the shore of Comfort Lake, and continuing same course for 55 feet to the foot of said bank, to an iron pipe monument set in the proximity to the shore of said lake, and further continuing same course over the water of said lake to the East and West Quarter line of said Section Twenty-seven (27); thence east along said line to the termination of a previously described course on said line.

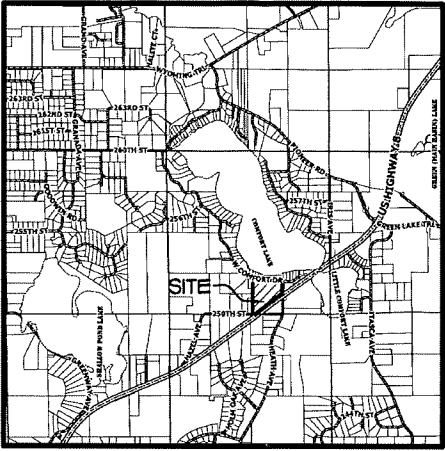
EXCEPT THEREFROM THE FOLLOWING DESCRIBED TRACT: The plat of SOUTH COMFORT SHORES, Chisago County, Minnesota.

APPLICANT / OWNER

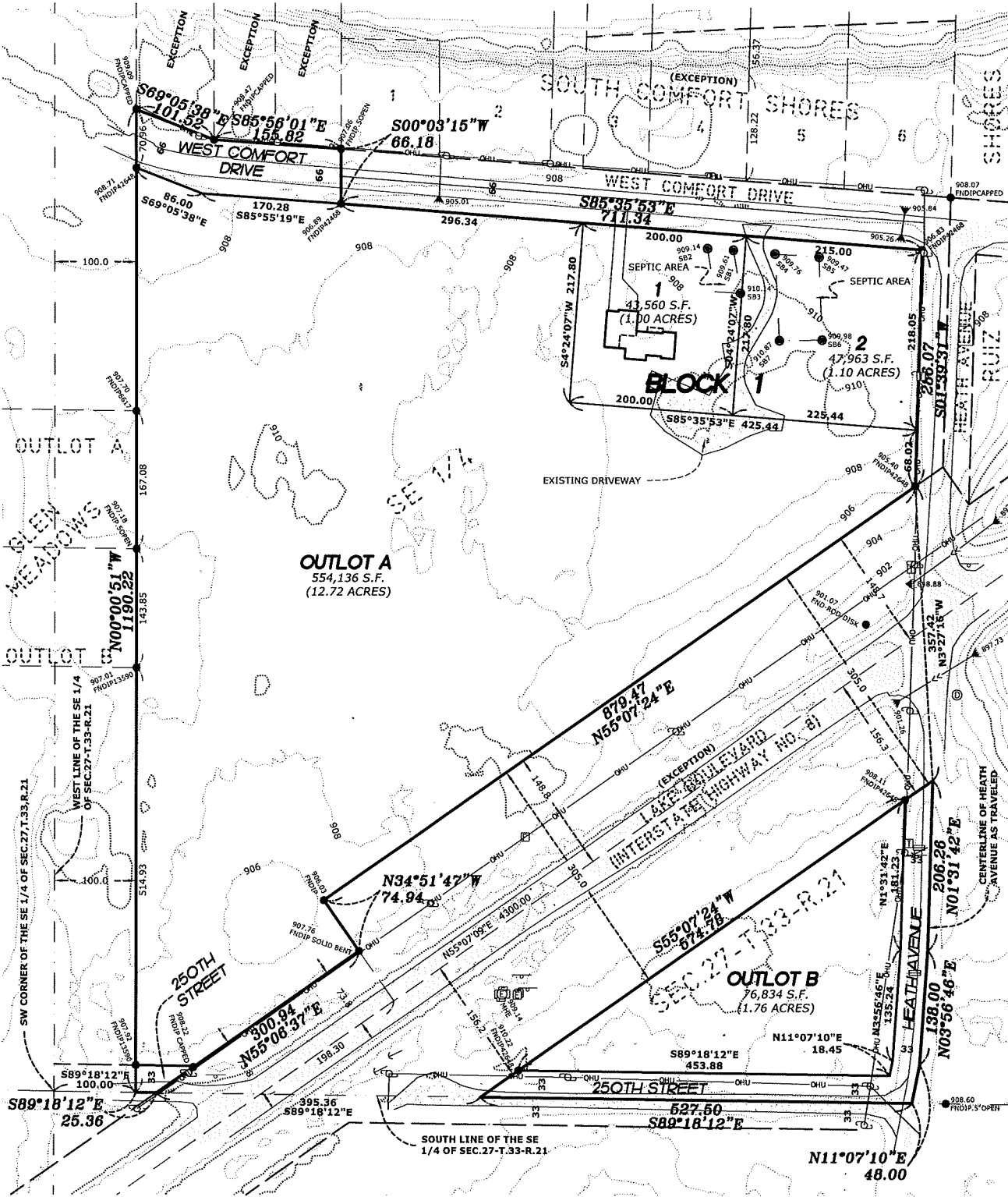
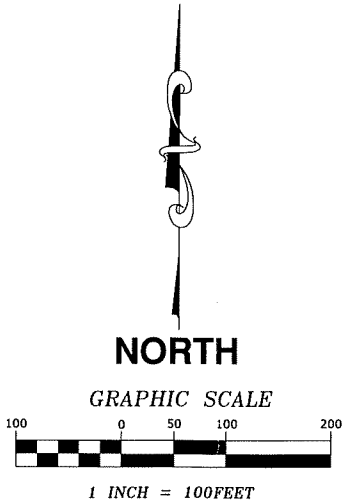
JKJ PROPERTY MANAGEMENT, LLC
CHRIS MASTELL
25215 WEST COMFORT DRIVE
WYOMING, MN 55025

VICINITY MAP

PART OF SEC. 27, TWP. 33, RNG. 21



CHISAGO COUNTY, MINNESOTA
(NO SCALE)



LEGEND

- DENOTES IRON MONUMENT FOUND AS LABELED
- ⊠ DENOTES ELECTRICAL BOX
- ⊙ DENOTES ELECTRICAL MANHOLE
- ⊞ DENOTES FIBER OPTIC BOX
- ⊞ DENOTES MAILBOX
- ⊞ DENOTES POWER POLE
- ⊞ DENOTES SIGN
- DENOTES SOIL BORING. (BY KEVIN DUNAWAY)
- ⊞ DENOTES STORM SEWER APRON
- ⊞ DENOTES TELEPHONE PEDESTAL
- ⊞ DENOTES EXISTING CONTOURS
- ⊞ DENOTES OVERHEAD UTILITY
- ⊞ DENOTES BITUMINOUS SURFACE
- ⊞ DENOTES GRAVEL SURFACE

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 01/08/26.
- Bearings shown are on an Chisago County datum.
- Parcel ID Number: 21.10518.00
- Legal description and easements shown per title commitment prepared by Chicago Title Insurance Company., commitment number 68728, dated 7/31/2018.
- Due to field work being completed during the winter season there may be improvements in addition to those shown that were not visible due to snow and ice conditions characteristic of Minnesota winters.
- Total parcel area = 769,238 S.F. (17.66 acres) [Includes right of way.]
- Surveyed premises shown on this survey map is in Flood Zone X (Areas determined to be outside the 0.2% annual chance floodplain.), according to Flood Insurance Rate Map Community No. 270076 Panel No. 0375 Suffix D by the Federal Emergency Management Agency, effective date April 17, 2012.

ZONING INFORMATION

- Parcel is currently zoned R-1 (Shoreland Management Overlay District)
- Based upon the zoning, the applicable zoning standards are:
 - Lot width: 200 feet
 - Lot area: 43,560 sq. ft.
 - Front setback: 40 feet
 - Rear setback: 35 feet
 - Side setback: 10 feet
 - OHW setback (Shoreland Management Overlay): 75'

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

JASON E. RUD
Date: 2/20/2026 License No. 41578

DRAWN BY: CMB	JOB NO: 250636PP	DATE: 6/13/25
CHECK BY: JER	FIELD CREW: MR	
1		
2		
3		
NO.	DATE	DESCRIPTION
BY		

E. G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

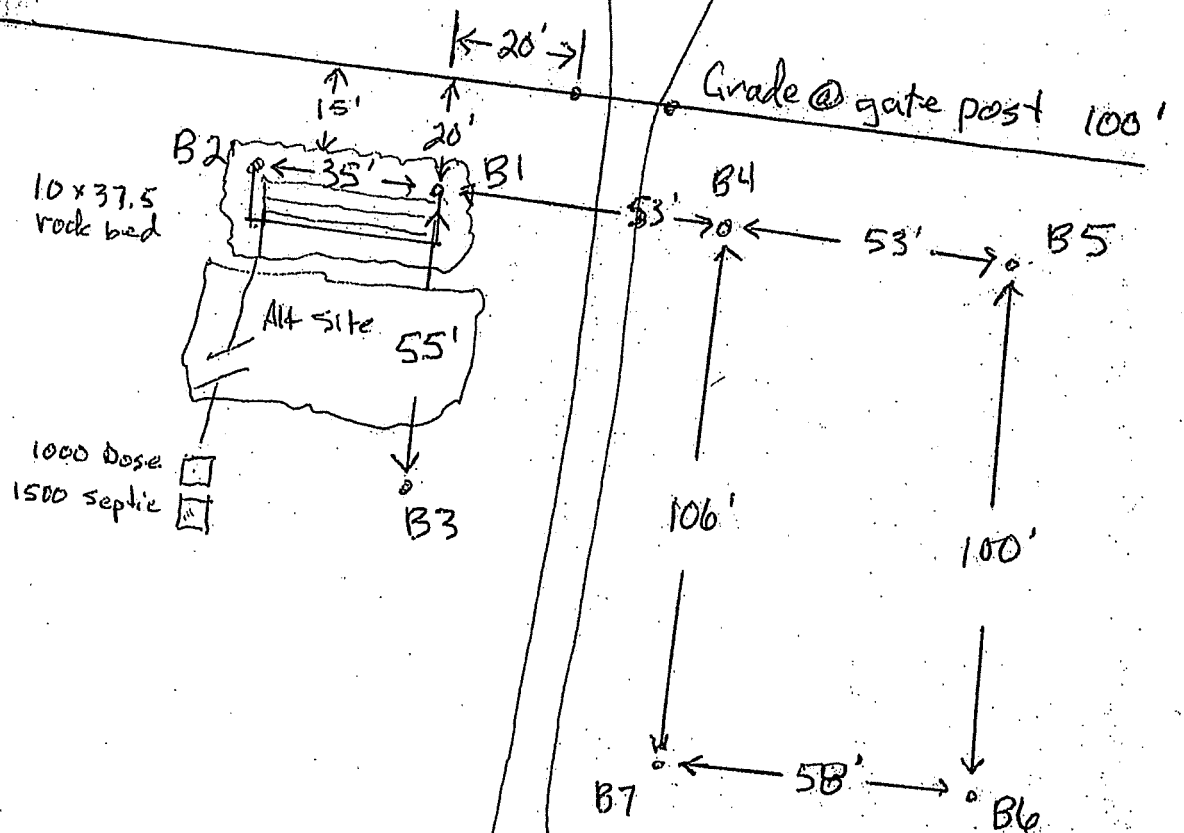
No well information
in the MN Well Index

N
↑

1" = 33'

252XX

W Comfort Dr





Soil Observation Log

Project ID:

v 04.02.2024

Client:		Chris and Jake Mastell		Location / Address:		252XX West Comfort Lake Rd	
Soil parent material(s): (Check all that apply)				☐ Outwash ☐ Lacustrine ☐ Loess ☒ Till ☐ Alluvium ☐ Bedrock ☐ Organic Matter ☐ Disturbed/Fill			
Landscape Position:		Shoulder		Slope %:		<1	
Vegetation:		Forest		Slope shape:		Linear, Linear	
Date/Time of Day/Weather Conditions:		10/24/2025		9:00 AM		sunny	
Observation #/Location:		B1		SW of West Comfort Dr and driveway		Limiting Layer Elevation: 98.32	
Observation Type:		Auger					
Depth (in)	Texture	Rock Frag. %	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)	Indicator(s)	Structure
0-12	Fine Sand		10YR 4/4				Granular
12-15	Fine Sand		10YR 4/4				Granular
15-20	Fine Sand		10YR 6/4				Granular
20-27	Fine Sand		10YR 6/4	10YR 5/6	Concentrations	S2	Granular
				10YR 7/3	Depletions	S2	Granular

Comments:

I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.

Kevin Dunaway

(Designer/Inspector)

(Signature)

L960

(License #)

11/19/2025

(Date)

Optional Verification: I hereby certify that this soil observation was verified according to Minn. R. 7082.0500 subp. 3 A. The signature below represents an infield verification of the periodically saturated soil or bedrock at the proposed soil treatment and dispersal site.

(LGU/Designer/Inspector)

(Signature)

(Cert #)

(Date)

Project ID:

v 04.02.2024

~~Page 17 of 105~~

Project ID:

v. 04.02.2024

[illegible]



Soil Observation Log

Project ID:

v 04.02.2024

Client: Chris and Jake Mastell		Location / Address: 252XX West Comfort Lake Rd							
Soil parent material(s): (Check all that apply) ☐ Outwash ☐ Lacustrine ☐ Loess ☒ Till ☐ Alluvium ☐ Bedrock ☐ Organic Matter ☐ Disturbed/Fill									
Landscape Position: Summit		Slope %: <1	Slope shape: Linear, Linear						
Vegetation: Forest		Soil survey map units: C56C, C90A	Surface Elevation-Relative to benchmark: 99.85						
Date/Time of Day/Weather Conditions: 10/24/2025 9:00 AM		Sunny	Limiting Layer Elevation: 97.60						
Observation #/Location: B4		SE corner of W Comfort Dr and existing driveway							
Observation Type: Auger									
Depth (in)	Texture	Rock Frag. %	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)	Indicator(s)	Structure		
							Shape	Grade	Consistence
0-4	Fine Sand		10YR 4/2				Granular	Weak	Friable
4-27	Fine Sand		10YR 6/4						
27	Fine Sand		10YR 6/4	10YR 5/6	Concentrations	S2	Granular	Weak	Friable

Comments:

I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.

Kevin Dunaway

(Designer/Inspector)

(Signature)

L960

(License #)

10/24/2025

(Date)

Optional Verification: I hereby certify that this soil observation was verified according to Minn. R. 7082.0500 subp. 3 A. The signature below represents an infield verification of the periodically saturated soil or bedrock at the proposed soil treatment and dispersal site.

(LGU/Designer/Inspector)

(Signature)

(Cert #)

(Date)



Soil Observation Log

Project ID:

v 04.02.2024

Client: Chris and Jake Mastell		Location / Address: 252XX West Comfort Lake Rd							
Soil parent material(s): (Check all that apply) ☐ Outwash ☐ Lacustrine ☐ Loess ☒ Till ☐ Alluvium ☐ Bedrock ☐ Organic Matter ☐ Disturbed/Fill									
Landscape Position: Summit		Slope %: <1	Slope shape: Linear, Linear						
Vegetation: Forest		Soil survey map units: C56C, C90A	Surface Elevation-Relative to benchmark: 99.66						
Date/Time of Day/Weather Conditions: 10/24/2025 9:00 AM		Sunny	Limiting Layer Elevation: 97.00						
Observation #/Location: B5		SE corner of W Comfort Dr and existing driveway							
Observation Type: Auger									
Depth (in)	Texture	Rock Frag. %	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)	Indicator(s)	Structure		
							Shape	Grade	Consistence
0-4	Fine Sand		10YR 4/4				Granular	Weak	Friable
4-32	Fine Sand		10YR 4/3				Granular	Weak	Friable
32	Fine Sand		10YR 4/3	10YR 6/4	None		Granular	Weak	Friable
				10YR 5/6	Concentrations	S2			

Comments:

I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.

Kevin Dunaway		L960	10/24/2025
(Designer/Inspector)	(Signature)	(License #)	(Date)

Optional Verification: I hereby certify that this soil observation was verified according to Minn. R. 7082.0500 subp. 3 A. The signature below represents an infield verification of the periodically saturated soil or bedrock at the proposed soil treatment and dispersal site.

(LGU/Designer/Inspector)	(Signature)	(Cert #)	(Date)



Soil Observation Log

Project ID:

v 04.02.2024

Client: Chris and Jake Mastell Location / Address: 252XX West Comfort Lake Rd

Soil parent material(s): (Check all that apply) ☐ Outwash ☐ Lacustrine ☐ Loess ☒ Till ☐ Alluvium ☐ Bedrock ☐ Organic Matter ☐ Disturbed/Fill

Landscape Position: Summit Slope %: <1 Slope shape: Linear, Linear Flooding/Run-On potential:

Vegetation: Forest Soil survey map units: C56C, C90A Surface Elevation-Relative to benchmark: 99.56

Date/Time of Day/Weather Conditions: 10/24/2025 9:00 AM Sunny Limiting Layer Elevation: 97.40

Observation #/Location: B6 SE corner of W Comfort Rd and existing driveway Observation Type: Auger

Depth (in)	Texture	Rock Frag. %	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)	Indicator(s)	Structure		
							Shape	Grade	Consistence
0-5	Fine Sand		10YR 3/2				Granular	Weak	Friable
5-26	Fine Sand		10YR 4/4				Granular	Weak	Friable
26	Fine Sand		10YR 4/4	10YR 7/1	Depletions	S2	Granular	Weak	Friable
				10YR 5/6	Concentrations	S2			

Comments:

I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.

Kevin Dunaway

(Designer/Inspector)

(Signature)

L960

(License #)

10/24/2025

(Date)

Optional Verification: I hereby certify that this soil observation was verified according to Minn. R. 7082.0500 subp. 3 A. The signature below represents an infield verification of the periodically saturated soil or bedrock at the proposed soil treatment and dispersal site.

(LGU/Designer/Inspector)

(Signature)

(Cert #)

(Date)



Soil Observation Log

Project ID:

v 04.02.2024

Client: Chris and Jake Mastell Location / Address: 252XX West Comfort Lake Rd

Soil parent material(s): (Check all that apply) ☐ Outwash ☐ Lacustrine ☐ Loess ☒ Till ☐ Alluvium ☐ Bedrock ☐ Organic Matter ☐ Disturbed/Fill

Landscape Position: Summit Slope %: <1 Slope shape: Linear, Linear Flooding/Run-On potential:

Vegetation: Forest Soil survey map units: C56C, C90A Surface Elevation-Relative to benchmark: 98.84

Date/Time of Day/Weather Conditions: 10/24/2025 9:00 AM Sunny Limiting Layer Elevation: 97.68

Observation #/Location: B7 Se corner of W Comfort Dr and existing driveway Observation Type: Auger

Depth (in)	Texture	Rock Frag. %	Matrix Color(s)	Mottle Color(s)	Redox Kind(s)	Indicator(s)	I----- Structure-----I		
							Shape	Grade	Consistence
0-12	Fine Sand		10YR 4/4				Granular	Weak	Friable
12	Clay		10YR 8/4				Granular	Moderate	Firm
12-28	Fine Sand		10YR 4/4				Granular	Weak	Friable
28	Fine Sand		10YR 4/4	10YR 6/4	Depletions	S2	Granular	Weak	Friable
				10YR 5/6	Concentrations	S2			

Comments:

I hereby certify that I have completed this work in accordance with all applicable ordinances, rules and laws.

Kevin Dunaway (Designer/Inspector) (Signature) L960 10/24/2025
 (License #) (Date)

Optional Verification: I hereby certify that this soil observation was verified according to Minn. R. 7082.0500 subp. 3 A. The signature below represents an infield verification of the periodically saturated soil or bedrock at the proposed soil treatment and dispersal site.

(LGU/Designer/Inspector) (Signature) (Cert #) (Date)

**CITY OF WYOMING
PLANNING AND ZONING**

TO:	Planning Commission
DATE	3/19/2026
MEETING DATE:	3/24/2026
FROM:	Kim Lindquist, City Planner Fred Weck, Zoning Administrator
RE:	Sunrise Riverbank Commercial Sketch Plan
APPLICANT:	Sunrise Riverbank Properties
PROPERTY OWNER:	NTD-Com LLC
PROPERTY:	21.10302.33
FILE NO.:	D-26-002

OVERVIEW

The applicant, Sunrise Riverbank Properties, has requested a sketch plan review to obtain feedback on the proposed future development of the commercial section of the Sunrise Riverbank properties. As the Commission and Council will recall the western portion of the development is slated for residential development with the eastern portion, more adjacent to I-35, designated for mixed use, including commercial uses. As proposed, the 15.6 acre site will be platted into four parcels south of a new public road, three of which have currently identified land uses; a gas station, apartment building, and hotel. One southern parcel is available for future development. There is another parcel north of the new public road which shows 15,000 sq ft building with 49 parking stalls on the site. It is assumed the land use would be retail.

SKETCH PLAN

The ordinance notes that a Sketch Plan review should address street layout, significant topographical and physical features, and adjacent land uses. Staff has met with the developer since the initial application, which has already led to a change in the proposed layout. The prior submittal, which is attached, has a similar development layout but there was a through street connecting Kettle River Boulevard with the new public road in the north. There were numerous concerns about the location of the new intersection with Kettle River Blvd, the main one being the close proximity to the East Viking Blvd/Kettle River Blvd intersection. As the Commission is aware there are proposed modifications to that intersection that would impact the site development; there has been the intention to install a roundabout to help alleviate traffic and stacking problems. Staff met with the developer prior to the Commission meeting with much of the conversation relating to potential traffic issues. The sketch plan currently before the Commission reflects the developers attempt to address some of the raised concerns. The new plan does not propose a through street but a cul de sac which alleviates some, but not all of the traffic concerns.

While the ordinance lists very specific issues to be reviewed in the sketch plan process; all feedback is appropriate so that the developer can attain in the future an approvable preliminary plat.

SITE CHARACTERISTICS-WETLANDS

The property is approximately 15.6 acres and contains a significant amount of wetlands on the site. A new wetland delineation update application was submitted in February 2026 and is within the required comment period prior to final approvals. A TEP panel meeting will be undertaken in mid-March to discuss proposed new wetland boundaries. Until that information is received, the magnitude of wetland impacts is unclear. The next step in the wetland review process is submission of a wetland replacement plan to allow the envisioned development. Consistent with WCA rules, the application must include information about wetland avoidance and minimization in relationship to the land use proposal. Another TEP plan review is necessary to discuss the replacement plan when submitted.

The original application was approved using the South Branch Sunrise River Wetland Bank as the source for replacement wetland credits. If the source of the wetland credits has been changed, a new application is needed showing the new mitigation location.

TRAFFIC AND ACCESS

As noted above traffic, vehicular stacking, and overall traffic safety are all issues associated with development in this location. The initial plan depicted a through road which intersected with Kettle River Blvd at the location of the Village Inn driveway. The proposal was for a private road, and the access unto Kettle River Blvd was too close to the East Viking/Kettle River intersection. Additionally, Staff did not support use of a private road. Road geometrics, right of way width, traffic counts, etc were all raised as concerns. Staff has indicated that a traffic study is necessary.

With the revised plan, the access unto Kettle River is somewhat resolved. It does appear that there may be a paved connection from the cul de sac to the Village Inn entrance which may not be desirable. Further understanding of the paved areas proposed is needed. In general, the amount of traffic created by the project, and the impacts on Kettle River and East Viking Boulevards must be evaluated. A traffic study is required for the proposal and should be submitted to the City with the next application. Roadway configuration/geometry and use of an urban versus rural roadway section will need to be evaluated as part of the traffic study review. It is likely that a temporary signal would be required to be installed until such time the longer term county/MnDOT/city improvements could be constructed.

UTILITIES

Surface Water

The site is outside of the Comfort Lake Forest Lake Watershed District but will be required to follow the City of Wyoming stormwater management standards which are consistent with the CLFLWD requirements. Surface water comments are as follows:

- The site is outside of the Comfort Lake Forest Lake Watershed District, however, will be required to follow the City of Wyoming's stormwater management requirements which mimic CLFLWD requirements.
- An NPDES permit will be required and compliance with all NPDES and MS4 permit requirements will need to be confirmed.
- Peak discharge rates from each point of site discharge may not increase from the pre-development condition for the 2-, 10-, and 100-year storm events.

- The discharge volume may not increase from the pre-development condition for the 2-year storm event.
 - The volume standard must be met with a volume reduction practice (infiltration/water reuse) if feasible onsite.
 - If volume reduction practices are not feasible onsite, the applicant may use a different stormwater BMP however the volume conversion factors listed in the CLFLWD Stormwater Management rules must be applied to calculate the total required volume.
 - If stormwater ponds are proposed for treatment that intercept the groundwater table, a liner may be required to protect the groundwater source in line with Minnesota Stormwater Manual guidance.
- The lowest building floor elevation must be 2 feet above the 100-year HWL.
 - Lowest building opening shall be 2 feet above the EOF of any BMP.
- Storm sewer should be designed for a 10-year rainfall event. Rational method storm sewer calculations should be provided for reference.
- Opportunities for partnering with the City on regional stormwater treatment for the future Kettle River Boulevard/East Viking future road improvements should be explored as the site develops.
- There is FEMA Zone A floodplain present over a portion of the parcel at the north end. The site must show compliance with all FEMA floodplain requirements including compensatory storage for any fill below the floodplain. Note that compensatory storage credit within the proposed stormwater BMP will only be allowed for storage above the BMP's HWL.
- Work within the existing waterway through the project area will require permitting through the US Army Corps of Engineers.

Water and Wastewater

There is a 12" water main available near the site which will need to be extended through the commercial area to connect and loop into the adjacent existing mains to the northeast and south. An 8" water main should be extended northwest into the residential area.

The concept illustrates gravity mains which must be constructed at minimum grade due to the depth of existing infrastructure. The applicant will need to maintain adequate cover (7.5') while connecting to the existing invert elevation to avoid the need for a lift station to serve this site as well as the overall development. The applicant should meet with the City Engineer to better understand the potential utility issues associated with the site. Here are some comments that are beneficial to the applicant:

Kettle River Blvd LS8 is downstream of the site. Its forcemain was upsized from 4" to 6" under WSB Project No. 020180-000. Its pumps will need to be upsized from 5HP to about 7.5HP to accommodate full build peak hourly flows for its service area. At that time, a generator sized for the roughly 7.5HP pumps should be installed. A preliminary electrical review suggested that the VFDs and associated motor circuitry could be field fit in the existing panel.

264th St LS9 shares a portion of forcemain with LS8. When both LS8 and LS9 pumps run simultaneously, its pumping capacity will decrease slightly. However, the projected peak hourly flows for the LS9 service area don't exceed its diminished pumping capacity, so there's no plan to upsize its 5HP pumps. Its pump runtimes should be monitored.

STAFF REVIEW

General Comprehensive Plan and Zoning Review

The site is guided for mixed use and zoned for mixed use. The development is consistent with the zoning and land use designation and is complementary to the prior discussions regarding development of this area.

The proposed uses of hotel, gas station and apartments all fit within the mixed use designation and zoning district.

Per ordinance, any development in a Mixed-Use District shall be required to submit and have approved a master development plan. The plan shall include individual parcels, street, building placement, surface water management, exterior architectural character and major landscaping. After this sketch plan process, and appropriate plan modifications made, a Master Development Plan review should be undertaken, which also requires processing of a conditional use permit.

The zoning and surrounding guided uses are as follows:

North – A – Agriculture and Wetlands

South – C – Commercial

West – R1 – Rural Residential

East – C – Commercial

Lot Sizes and Dimensional Standards

The zoning ordinance for mixed use indicates that dimensional requirements are established in other articles of the ordinance, based upon the appropriate land use. Exceptions can be negotiated with the City during the review process.

Hotels and Motor Vehicle Fuel Sales are permitted uses in the Commercial zoning district. The minimum lot size for a commercial use is 20,000 sq ft and the lot shall have a 100' lot width at the building setback and frontage on right of way. Medium and high-density residential development would fall under the R-6 zoning district. Lot size is somewhat related to unit numbers which is not currently provided. There are four lots created south of the new public road, all having frontage on the cul de sac. The two southern lots do not comply with the 100' lot width at right of way, with one lot only 22' in width and the hotel parcel being approximately 75'. Additional width is needed, particularly for the southeastern lot. That lot configuration is also somewhat concerning, and the applicant should place a reasonable building footprint with parking on the site to illustrate it's buildability. All site development is contingent on the outcome of the WCA review and approval process. A fifth lot is north of the new road. It is assumed to be a commercial site.

While reviewing individual parcels it appears that parking and setbacks may not be met. For example, if the northern lot has 15,000 sq ft of commercial development, 75 parking stalls are required and 49 are provided. And there is no parking setback in the northwest corner. Additional concerns relate to the trailer and RV parking located between the hotel and restaurant. Internal circulation appears difficult and the applicant will need to clarify parking and confirm appropriate truck and RV maneuvering through the sites.

The provision of the shared parking between the two uses means there is a vehicular connection, although somewhat circuitous, between the cul de sac and Kettle River Blvd. The traffic study should address this situation as staff is concerned about any additional traffic being directed to the current restaurant driveway given its location in close proximity to the East Viking/Kettle River intersection.

Next Steps

At this time, staff has attempted to identify larger issues; wetlands, utilities, traffic, which may have significant impacts on the layout of the Sunrise commercial area. There are numerous ordinance standards such as landscaping, provision of parking, exterior materials, which will need to be addressed in the next

submittal. The traffic study and wetland delineation and mitigation plan will impact the development plan and they should be undertaken prior to any new submittals. The applicant should continue working with the City to address these issues when formulating the next submittal. From a platting perspective, lots should be designed to meet minimum lot dimensional standards and provide enough area for reasonable development, including parking, without the need of variance.

To assist the developer, if there are specific areas of concern, especially relating to ordinance performance standards, the Commission and Council should provide that feedback.

SUNRISE
RIVERBANK
PROPERTIES



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

SUBDIVISION APPLICATION: SKETCH PLAN

A sketch plan application initiates the procedure for developing and subdividing property. The Sketch Plan is reviewed by individuals of the City Plat Review Committee and then is placed on the Planning Commission agenda.

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

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

Owner(s) Signature(s) [Signature] Date 2-26-26

Legal description of property: OUTLOT A, SUNRISE RIVERBANK

Property Identification Number: R.21. 10302.33
Present use of property: VACANT
Proposed use of property: COMMERCIAL
Present zoning of property: MUD - MIXED USE DISTRICT

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

- Total size of property: 15.6 ACRES Total acreage in wetlands or floodplain: _____
Number of proposed lots: _____
☐ 4 full size copies of the Sketch Plan ☐ Septic Site Evaluation Report(s) if available.
☐ 2 reduced copies (no larger than 11 X 17).
☐ The application fee and escrow must be paid at the time of application.

Applicant(s) Signature: [Signature] Date: _____

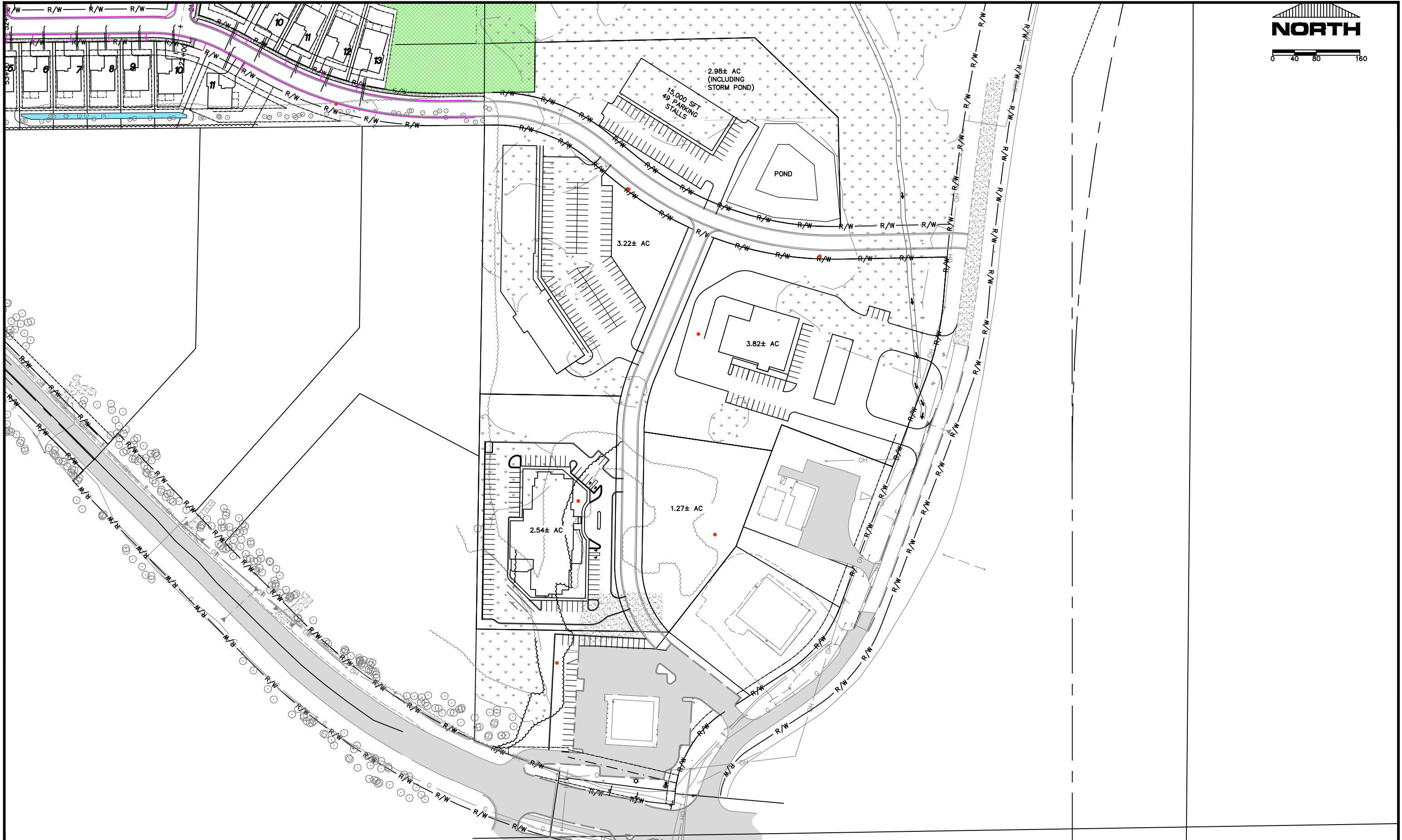
As the applicant for this request, I agree to reimburse the City for all expenses incurred by the City in employing planning, engineering, legal, and other professional consultants in reviewing this application. This may include the replenishment of any escrow funds as required as part of this application. 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.

The meeting can be scheduled only after a complete application is received.

Applicants that submit Sketch plans with four or more proposed lots will meet with the Joint Park Planning Board in order to determine the developments Park and Trail Dedication. The Joint Park Planning Board meets on the 2nd Tuesday of each month at 6:00 pm. Developments creating three or fewer lots will dedicate the minimum Park and Trail Dedication (\$1500.00 Park + \$300.00 Trail, per lot) without needing to meet with the Joint Park Planning Board. Park and Trail Dedications are submitted to the City with the Final Plat application.

OFFICE USE ONLY

Application # _____ Date Application Received ____/____/____
Date Complete Application Received ____/____/____ 120 Days ____/____/____ By: _____
Fee: \$100.00 + Escrow \$500.00 Date Paid ____/____/____ Check # _____
Revised 11/15/22



NO.	DATE	REVISIONS	DRAFTED BY	CHECKED

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.

PRINT NAME: SEAN P. BOHAN LICENSE # 46834

SIGNATURE: _____ DATE: _____

PROJ. NO.
25031



ADVANCED ENGINEERING CONCEPTS
1360 INTERNATIONAL DR
EAU CLAIRE, WI 54701
PH: 715-552-0330
info@aec.engineering
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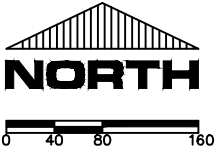
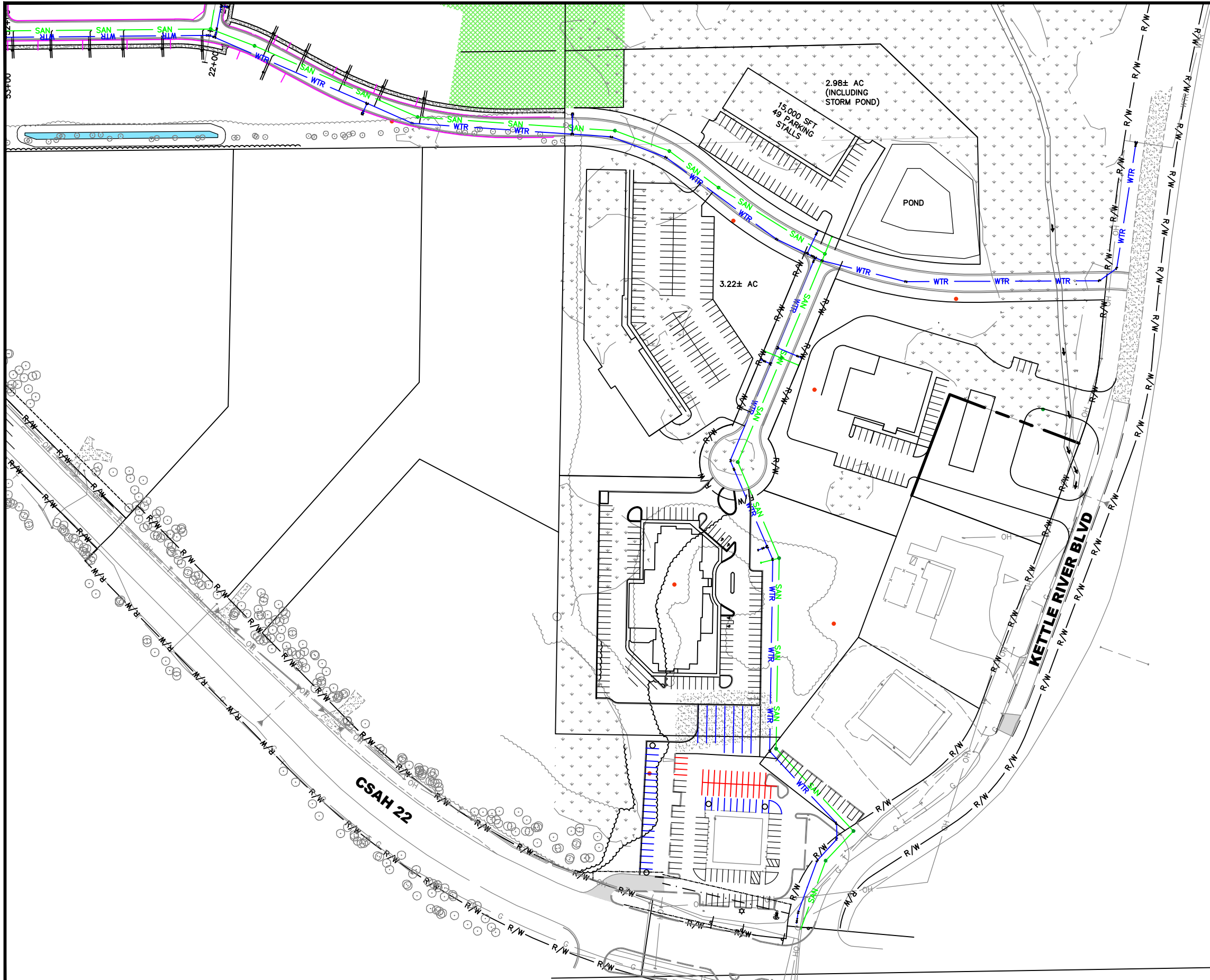
KT CONCEPT

POINTE NORTH AT CARLOS AVERY
COMMERCIAL
4492 EAST VIKING BOULEVARD
WYOMING, MN 55092

DWG NAME
25033 PG1
LAYOUT

DATE
2/2026

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					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.	PROJ. NO.		ADVANCED ENGINEERING CONCEPTS 1360 INTERNATIONAL DR EAU CLAIRE, WI 54701 PH: 715-552-0330 info@aec.engineering COPYRIGHT 2025 AEC LLC.	COMMERCIAL CONCEPT	POINTE NORTH AT CARLOS AVERY COMMERCIAL 4492 EAST VIKING BOULEVARD WYOMING, MN 55092	DWG NAME 25033 PG1 LAYOUT	1 1
					PRINT NAME: SEAN P. BOHAN LICENSE # 46834	25031					DATE 2/2026	
NO.	DATE	REVISIONS	DRAFTED BY	CHECKED	SIGNATURE: _____ DATE: _____							



Memorandum

Date: October 30, 2024

Presented to: Mayor Iverson and City Council Members
Presented by: Zoning Administrator / Building Official Frederick E. Weck, IV
Department: Planning & Zoning
Reference: Adult Use Cannabis Ordinance
Method: New Business

Background Information:

With this memorandum you will find the draft of the Adult Use Cannabis Ordinance; a resolution for the summary publication of the ordinance, maps showing buffer zones, a glossary of terms, and the local government guide from the Office of Cannabis Management (OCM).

The draft ordinance is based on the model ordinance that was provided with the guide from the OCM. Both the model ordinance and the draft have been reviewed by Christina Benson who has become the City Attorney Office's cannabis authority. The model ordinance in the OCM guide was significantly revised in creating the city's draft. The model ordinance had some options that the city could select; those options and the Planning Commission's recommended choices will be described in the ordinance synopsis below.

The maps show the 500 and 1,000 foot buffers from parks and daycares to potential retail locations. The ordinance includes a buffer from residential treatment facilities, but there are none in the city at this time.

The following is a brief synopsis of the sections of the draft ordinance:

Division 1. Administration

12-401 Findings and Purpose – States that the purpose of the ordinance is to regulate cannabis businesses and where they are located.

12-402 Authority and Jurisdiction – Lists the statutes that give the city authority to adopt the ordinance.

12-403 Severability

12-404 Enforcement – The city clerk administers the liquor and tobacco ordinances, the Planning Commission chose that the city clerk will also administer the cannabis ordinance. Violations of the ordinance are misdemeanors.

Division 2. Registration of Cannabis Businesses

12-410 Consent to Registering of Cannabis Businesses – Requires businesses to register with the city. The Planning Commission decided on a maximum civil penalty of \$2,000.00 for those that do not register.

12-411 Compliance Check Prior to Retail Registration

12-412 Registration and Application Procedure – Lists registration fees, information required on and with the application, requires annual compliance checks, and requires a new application if the business relocates. The statute allows the city to charge a registration fee of \$500.00; or no more than half of the amount of the State's initial license fee, whichever is less.



DEPARTMENT OF BUILDING SAFETY

P.O. Box 188, 26885 Forest Blvd., Wyoming, MN 55092

Phone: 651-462-4947 Fax: 651-462-3938

Per Statute a renewal fee of \$1,000.00; or no more than half of the amount of the State's renewal license fee, whichever is less can be charged by the city. Both the initial and first annual renewal fees will be collected when a business first registers with the city.

12-413 Renewal of Registration – Requires annual renewal of the registration.

12-414 Suspension of Registration, Length of Suspension – The Planning Commission chose the maximum civil penalty of \$2,000.00. The commission also decided to leave the option for the city not to reinstate the business registration even if OCM determines the violation(s) have been resolved.

12-415 Limiting of Cannabis Registrations – The city must have at least one cannabis business registration per 12,000 residents; the Planning Commission is recommending one registration. This limit does not include a city operated dispensary, nor does it include medical cannabis combination businesses (medical dispensaries)

Division 3. Requirements for Cannabis Businesses

12-420 Minimum Buffer Requirements – The Planning Commission chose the maximum distances allowed for cannabis businesses, and decided to not have a buffer distance for low-potency hemp edibles. The hemp edibles can be sold in businesses that already have a liquor license, the city does not currently require buffers for businesses with a liquor license.

12-421 Definitions of Terms

12-422 Zoning and Land Use – The zoning districts and the businesses that were chosen to be allowed in them were based on similar current allowed uses in the district. All are allowed as an interim use; this does two things. Interim uses are processed as conditional uses, and this will require any new business that may go in a location that was already granted an interim use permit to go through the conditional use process as well.

12-423 Odor – This section was added by Ms. Benson.

12-424 Hours of Operation – The hours selected are the same hours that a liquor store or a bar or a restaurant would be allowed to sell or serve alcohol in the city.

12-425 Advertising – Everything after the first sentence of this section was added by Ms. Benson.

Division 4 Temporary Cannabis Events –

12-430 Permit required for Temporary Cannabis Events – Temporary Cannabis Events will be interim uses and will require the applicant to go through the conditional use permit process. No onsite consumption or off-site signage were recommended by Ms. Benson.

Division 5 Local Government as a Cannabis Retailer

12-440 Local Government as a Cannabis Retailer – Ms. Benson recommends that this division be removed from the ordinance if the city does not intend to operate a retail cannabis business.

Division 6 Use in Public Spaces – Prohibits the use of cannabis in public spaces unless the location is licensed to allow on-site consumption.

Recommendation:

Staff and the Planning Commission are recommending adoption of the ordinance and its summary publication.

Fred Weck

Zoning Administrator

Building Official #MN1825

Advanced Septic Inspector #C5199



DEPARTMENT OF BUILDING SAFETY

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STATE OF MINNESOTA
COUNTY OF CHISAGO
CITY OF WYOMING

ORDINANCE NO. 2025-02

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 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.

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:

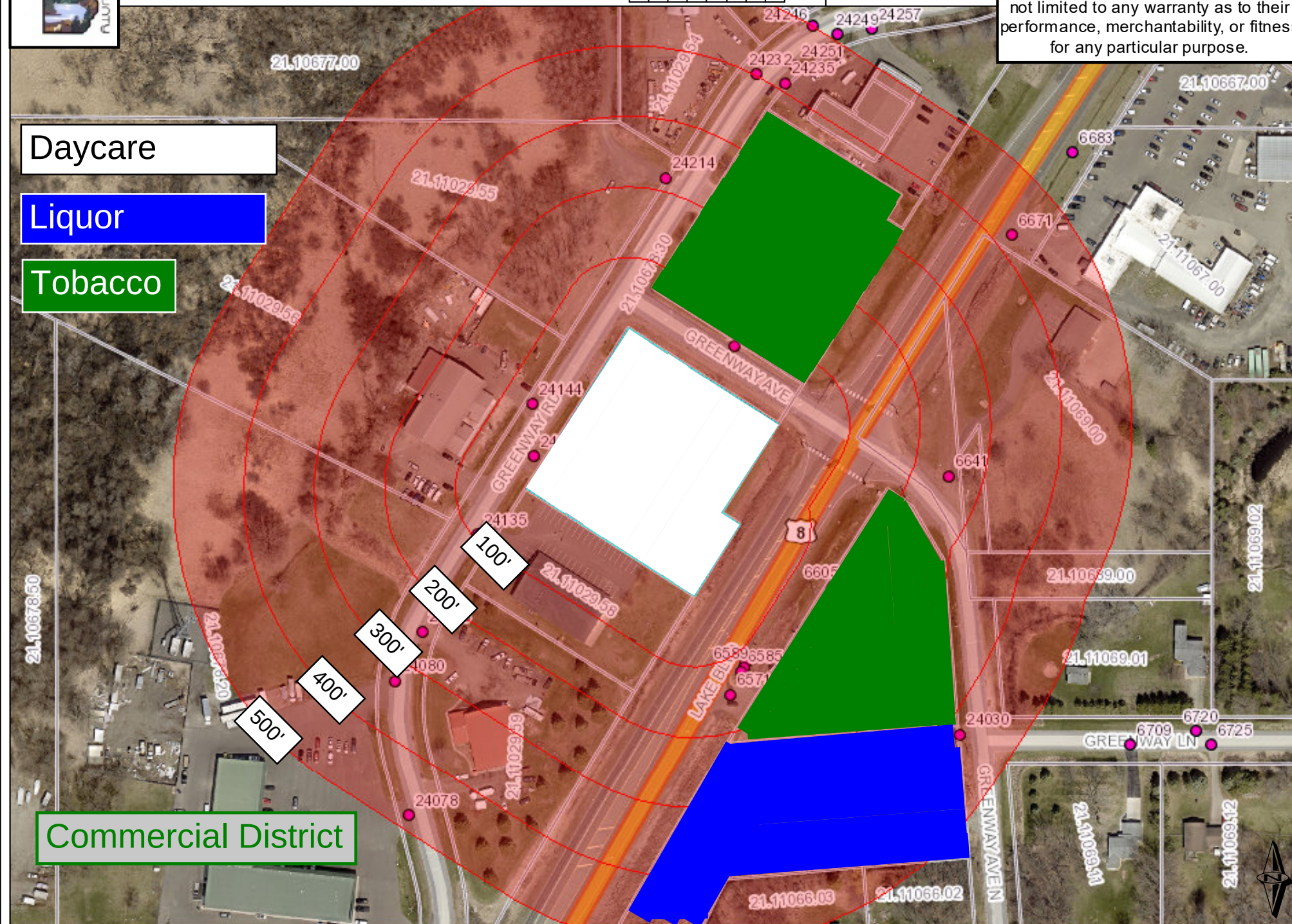
Robb Linwood, City Clerk

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



Date: 4/7/2025
Time: 11:09:57 AM

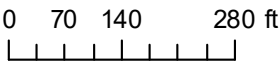
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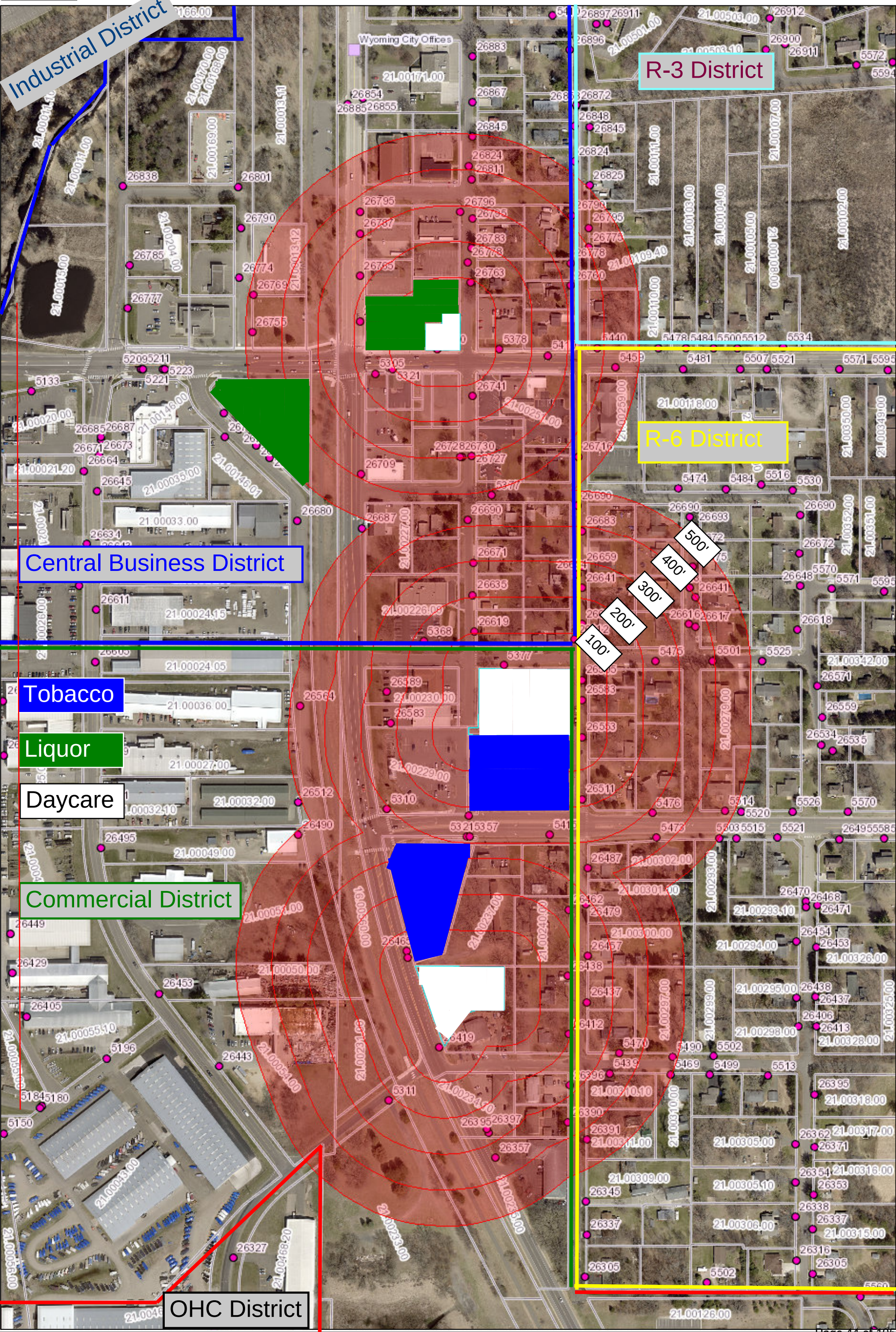


Childcare All Feet Buffer Downtown

Date: 4/7/2025 Time: 11:13:48 AM



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CANNABIS DEFINITION CHEAT SHEET

Cannabis	All parts of the plant of the genus Cannabis
Hemp	The plant Cannabis sativa L. and any part of the plant with a delta-9 tetrahydrocannabinol concentration of not more than 0.3 percent on a dry weight basis.
Cannabis Product	A product infused with cannabinoids or any other product that contains cannabis concentrate.
Lower Potency Hemp Edible	Any product intended to be eaten or consumed as a beverage by humans containing hemp concentrate or an artificially derived cannabinoid, in combination with food ingredients;
Edible Cannabinoid Products	Any product that is intended to be eaten or consumed as a beverage by humans, contains a cannabinoid in combination with food ingredients, and is not a drug.
Cannabis Business	Retail, cultivation, manufacture, transport, testing facility, event, and delivery service.
Hemp Business	Lower-potency hemp edible manufacturer or lower-potency hemp edible retailer.

cannabis microbusiness;	• grow cannabis plants and harvest up to 3,000 pounds • make concentrate • manufacture • package and label • sell to consumers and other cannabis businesses cannabis plants, flower, and products, lower-potency hemp edibles, and other products authorized by law • permit on-site consumption of edibles (cannot permit smoking or a vaporized delivery method)
cannabis mezzobusiness;	• grow cannabis plants and harvest: • up to 10,000 pounds • 15,000 square feet plant canopy indoor • One acre plant canopy outdoor • make concentrate • manufacture • package and label • sell to consumers and other cannabis businesses cannabis plants, flower, and products, lower-potency hemp edibles, and other products authorized by law

cannabis cultivator;	• Grow: • 30,000 square feet plant canopy indoors • Two acres plant canopy outdoors • package and label immature cannabis plants and seedlings and cannabis flower • transport cannabis flower to a cannabis manufacturer located on the same premises
cannabis manufacturer;	
cannabis retailer;	sell to consumers cannabis plants, flower, and products, lower-potency hemp edibles, and other products authorized by law
cannabis wholesaler;	
cannabis transporter;	
cannabis testing facility;	
cannabis event organizer;	• Local approval • Event access is at least 21 years of age • Designated retail area • On-site Consumption permitted if approved by the local unit of government
cannabis delivery service;	

Lower Potency Hemp Edible Manufacturer	• purchase hemp and cannabis • make hemp concentrate; • manufacture • package and label • sell to other cannabis and hemp businesses hemp concentrate, artificially derived cannabinoids, and lower-potency hemp edibles.
Lower Potency Hemp Edible Retailer	• Sell lower-potency hemp edibles • On-site consumption of lower-potency hemp edibles on a portion of its premises if it has an on-site consumption endorsement.
Retail operations endorsement	Something available to cannabis microbusinesses and cannabis mezzobusinesses authorizing the retail sale of cannabis flower or cannabis products either at the same location as the cultivation and manufacturing operations or at a different location than the cultivation and manufacturing operations



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Cannabis and Hemp Overview

Attorney Christina Benson

Tonight – Time, Place, and Manner

Place - Distance requirements from youth oriented facilities and residential treatment facilities for cannabis businesses.

Time - Hours of Operation

Manner - Signs

Manner - Odor

Cannabis Event Operations

Cannabis and Hemp Business

- (1) **cannabis microbusiness;**
- (2) **cannabis mezzobusiness;**
- (3) **cannabis cultivator;**
- (4) cannabis manufacturer;
- (5) **cannabis retailer;**
- (6) cannabis wholesaler;
- (7) cannabis transporter;
- (8) cannabis testing facility;
- (9) **cannabis event organizer;**
- (10) cannabis delivery service
- (11) medical cannabis combination business

- (1) lower-potency hemp edible manufacturer;
- (2) **lower-potency hemp edible retailer.**

Cannabis Retailer

- **sell to consumers:**
 - cannabis plants, flower, and products,
 - lower-potency hemp edibles, and other products authorized by law
- proper **ventilation and filtration for odor control** pursuant to state and **local requirements**
- may not sell 2:00 a.m. and 8:00 a.m./10:00 a.m.

Cannabis Microbusiness

- **grow** cannabis plants and harvest:
 - up to 3,000 pounds
 - 5,000 square feet plant canopy indoors
 - Half acre plant canopy outdoor
- **make concentrate**
- **manufacture**
- **package and label**
- **sell to consumers and other cannabis businesses:**
 - cannabis plants, flower, and products,
 - lower-potency hemp edibles, and other products authorized by law
- permit **on-site consumption** of edibles
 - (cannot permit smoking or a vaporized delivery method)

Cannabis Mezzobusiness

- **grow** cannabis plants and harvest:
 - up to 10,000 pounds
 - 15,000 square feet plant canopy indoor
 - One acre plant canopy outdoor
- **make concentrate**
- **manufacture**
- **package and label**
- **sell to consumers and other cannabis businesses:**
 - cannabis plants, flower, and products,
 - lower-potency hemp edibles, and other products authorized by law

Cannabis Cultivator

- **Grow:**
 - 30,000 square feet plant canopy indoors
 - Two acres plant canopy outdoors
- **package and label** immature cannabis plants and seedlings and cannabis flower
- **transport** cannabis flower to a cannabis manufacturer located on the same premises

Cannabis Event Organizer Operations

- **Local approval**
- Event access is **at least 21** years of age
- **Designated retail area**
- **On-site Consumption** - If approved by the **local unit of government**

Cannabis Business Requirements – Security

(proposed rules from OCM)

- **Alarm System** audible within 100 foot radius from entrances and exits
- **Video Surveillance** 24 hours a day
- **Lighting** within a 20 foot radius of all entrances and exits
- **Motion Sensors**
- **Locks**
- **Fencing** only required for outdoor cultivation (6 ft commercial grade)

Final Notes:

Cannabis and hemp businesses cannot occur in dwellings

These are enforced by OCM

Cannabis Business Requirements – Environmental

(proposed rules from OCM)

- **Water standard requirements** as administered by the Pollution Control Agency;
- **Solid waste requirements** as administered by the Pollution Control Agency;
- **Hazardous waste requirements** as administered by the Pollution Control Agency;
- **Energy standard requirements** established in statute under the authority of the Department of Commerce; and
- **Odor standard requirements** as established in ordinance by a **local unit of government** or by Minnesota Statutes
- **Pesticide controls and requirements** under Minnesota Statutes

Final Note: These are enforced by OCM

Lower Potency Hemp Retailer

- **Sell** lower-potency hemp edibles
- **On-site consumption** of lower-potency hemp edibles on a portion of its premises if it has an on-site consumption endorsement.
- The office shall issue an on-site consumption endorsement to any lower-potency hemp edible retailer that also holds an **on-sale liquor license**

Local Control cont'd

CITIES		STATE	
Registration		Waste Disposal	
Zoning		Record Keeping	
	Distance from:	Licensing	
	- Schools	- Eligibility	
	- Day cares	- Renewal	
	- Residential treatment facilities	- Revocation/Suspension	
	- Playgrounds/baseball fields in parks	Operations	
	Hours of Operation	Testing	
Permitted/Conditional Uses in Districts		Security	
Performance Standards			

Tonight – Time, Place, and Manner

Place - Distance requirements from youth oriented facilities and residential treatment facilities for cannabis businesses.

Time - Hours of Operation

Manner - Signs

Manner - Odor

Cannabis Event Operations

Cannabis Model Ordinance

The following model ordinance is meant to be used as a resource for cities, counties, and townships within Minnesota. The italicized text in red is meant to provide commentary and notes to jurisdictions considering using this ordinance and should be removed from any ordinance formally adopted by said jurisdiction. Certain items are not required to be included in the adopted ordinance: 'OR' and (optional) are placed throughout for areas where a jurisdiction may want to consider one or more choices on language.

Section 1	Administration
Section 2	Registration of Cannabis Business
Section 3	Requirements for a Cannabis Business (Time, Place, Manner)
Section 4	Temporary Cannabis Events
Section 5	Lower Potency Hemp Edibles
Section 6	Local Government as a Retailer
Section 7	Use of Cannabis in Public

AN ORDINANCE OF THE (CITY/COUNTY OF) TO REGULATE CANNABIS BUSINESSES

The (city council/town board/county board) of (city/town/county) hereby ordains:

Section 1. Administration

1.1 Findings and Purpose

(insert local authority) makes the following legislative findings:

The purpose of this ordinance is to implement the provisions of Minnesota Statutes, chapter 342, which authorizes (insert local authority) to protect the public health, safety, welfare of (insert local here) residents by regulating cannabis businesses within the legal boundaries of (insert local here).

(insert local authority) finds and concludes that the proposed provisions are appropriate and lawful land use regulations for (insert local here), 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.

1.2 Authority & Jurisdiction

A county can adopt an ordinance that applies to unincorporated areas and cities that have delegated authority to impose local zoning controls.

(insert local authority) has the authority to adopt this ordinance pursuant to:

- 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 business provided that such restrictions do not prohibit the establishment or operation of cannabis businesses.

- b) Minn. Stat. 342.22, regarding the local registration and enforcement requirements of state-licensed cannabis retail businesses and lower-potency hemp edible retail businesses.
- c) Minn. Stat. 152.0263, Subd. 5, regarding the use of cannabis in public places.
- d) Minn. Stat. 462.357, regarding the authority of a local authority to adopt zoning ordinances.

Ordinance shall be applicable to the legal boundaries of (insert local here).

(Optional) (insert city here) has delegated cannabis retail registration authority to (insert county here). However, (insert city here) may adopt ordinances under Sections (2.6, 3 and 4) if (insert county here) has not adopted conflicting provisions.

1.3 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.

1.4 Enforcement

The elected body of a jurisdiction can choose to designate an official to administer and enforce this ordinance.

The (insert name of local government or designated official) 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.

1.5 Definitions

1. Unless otherwise noted in this section, words and phrases contained in Minn. Stat. 342.01 and the rules promulgated pursuant to any of these acts, shall have the same meanings in this ordinance.
2. Cannabis Cultivation: A cannabis business licensed to grow cannabis plants within the approved amount of space from seed or immature plant to mature plant. harvest cannabis flower from mature plant, package and label immature plants and seedlings and cannabis flower for sale to other cannabis businesses, transport cannabis flower to a cannabis manufacturer located on the same premises, and perform other actions approved by the office.
3. Cannabis Retail Businesses: A retail location and the retail location(s) of a mezzobusinesses with a retail operations endorsement, microbusinesses with a retail operations endorsement, medical combination businesses operating a retail location, () lower-potency hemp edible retailers.

4. Cannabis Retailer: Any person, partnership, firm, corporation, or association, foreign or domestic, selling cannabis product to a consumer and not for the purpose of resale in any form.
5. Daycare: A location licensed with the Minnesota Department of Human Services to provide the care of a child in a residence outside the child's own home for gain or otherwise, on a regular basis, for any part of a 24-hour day.
6. Lower-potency Hemp Edible: As defined under Minn. Stat. 342.01 subd. 50.
7. Office of Cannabis Management: Minnesota Office of Cannabis Management, referred to as "OCM" in this ordinance.
8. Place of Public Accommodation: A business, accommodation, refreshment, entertainment, recreation, or transportation facility of any kind, whether licensed or not, whose goods, services, facilities, privileges, advantages or accommodations are extended, offered, sold, or otherwise made available to the public.
9. Preliminary License Approval: OCM pre-approval for a cannabis business license for applicants who qualify under Minn. Stat. 342.17.
10. Public Place: A public park or trail, public street or sidewalk; any enclosed, indoor area used by the general public, including, but not limited to, restaurants; bars; any other food or liquor establishment; hospitals; nursing homes; auditoriums; arenas; gyms; meeting rooms; common areas of rental apartment buildings, and other places of public accommodation.
11. Residential Treatment Facility: As defined under Minn. Stat. 245.462 subd. 23.
12. Retail Registration: An approved registration issued by the (insert local here) to a state-licensed cannabis retail business.
13. School: A public school as defined under Minn. Stat. 120A.05 or a nonpublic school that must meet the reporting requirements under Minn. Stat. 120A.24.
14. State License: An approved license issued by the State of Minnesota's Office of Cannabis Management to a cannabis retail business.

Section 2. Registration of Cannabis Businesses

A city or town can delegate authority for registration to the County. A city or town can still adopt specific requirement regarding zoning, buffers, and use in public places, provided said requirements are not in conflict with an ordinance adopted under the delegated authority granted to the County.

2.1 Consent to registering of Cannabis Businesses

No individual or entity may operate a state-licensed cannabis retail business within (insert local here) without first registering with (insert local here).

Any state-licensed cannabis retail 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.

Notwithstanding the foregoing provisions, the state shall not issue a license to any cannabis business to operate in Indian country, as defined in United States Code, title 18, section 1151, of a Minnesota Tribal government without the consent of the Tribal government.

2.2 Compliance Checks Prior to Retail Registration

A jurisdiction can choose to conduct a preliminary compliance check prior to issuance of retail registration.

Prior to issuance of a cannabis retail business registration, (insert local here) (shall/shall not) conduct a preliminary compliance check to ensure compliance with local ordinances.

Pursuant to Minn. Stat. 342, within 30 days of receiving a copy of a state license application from OCM, (insert local here) shall certify on a form provided by OCM whether a proposed cannabis retail business complies with local zoning ordinances and, if applicable, whether the proposed business complies with the state fire code and building code.

2.3 Registration & Application Procedure

2.3.1 Fees.

(insert local here) shall not charge an application fee.

A registration fee, as established in (insert local here)'s fee schedule, shall be charged to applicants depending on the type of retail business license applied for.

An initial retail registration fee shall not exceed \$500 or half the amount of an initial state license fee under Minn. Stat. 342.11, whichever is less. The initial registration fee shall include the initial retail registration fee and the first annual renewal fee.

Any renewal retail registration fee imposed by (insert local here) shall be charged at the time of the second renewal and each subsequent renewal thereafter.

A renewal retail registration fee shall not exceed \$1,000 or half the amount of a renewal state license fee under Minn. Stat. 342.11, whichever is less.

A medical combination business operating an adult-use retail location may only be charged a single registration fee, not to exceed the lesser of a single retail registration fee, defined under this section, of the adult-use retail business.

2.3.2 Application Submittal.

The (insert local here) shall issue a retail registration to a state-licensed cannabis retail business that adheres to the requirements of Minn. Stat. 342.22.

(A) An applicant for a retail registration shall fill out an application form, as provided by the (). 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. The address and parcel ID for the property which the retail registration is sought;
- iv. Certification that the applicant complies with the requirements of local ordinances established pursuant to Minn. Stat. 342.13.
- v. ()

(B) The applicant shall include with the form:

- i. the registration fee as required in [Section 2.3.1];
 - ii. a copy of a valid state license or written notice of OCM license preapproval;
 - iii. (Insert additional standards here)
- (C) Once an application is considered complete, the (insert local government designee) shall inform the applicant as such, process the application fees, and forward the application to the (insert staff/department, or elected body that will approve or deny the request) for approval or denial.
- (D) The application fee shall be non-refundable once processed.

2.3.3 Application Approval

- (A) (Optional) A state-licensed cannabis retail business application shall not be approved if the cannabis retail business would exceed the maximum number of registered cannabis retail businesses permitted under Section 2.6.
- (B) A state-licensed cannabis retail business application shall not be approved or renewed if the applicant is unable to meet the requirements of this ordinance.
- (C) A state-licensed cannabis retail business application that meets the requirements of this ordinance shall be approved.

2.3.4 Annual Compliance Checks.

The (insert local here) shall complete at minimum one compliance check per calendar year of every cannabis business to assess if the business meets age verification requirements, as required under [Minn. Stat. 342.22 Subd. 4(b) and Minn. Stat. 342.24] and this/these [chapter/section/ordinances].

The (insert local here) shall conduct at minimum one unannounced age verification compliance check at least once per calendar year.

Age verification compliance checks shall involve persons at least 17 years of age but under the age of 21 who, with the prior written consent of a parent or guardian if the person is under the age of 18, attempt to purchase adult-use cannabis flower, adult-use cannabis products, lower-potency hemp edibles, or hemp-derived consumer products under the direct supervision of a law enforcement officer or an employee of the local unit of government.

Any failures under this section must be reported to the Office of Cannabis Management.

2.3.5 Location Change

A jurisdiction may decide to treat location changes as a new registration, or alternatively treat a location change as allowable subject to compliance with the rest of the registration process.

A state-licensed cannabis retail business shall be required to submit a new application for registration under Section 2.3.2 if it seeks to move to a new location still within the legal boundaries of (insert local here).

or

If a state-licensed cannabis retail business seeks to move to a new location still within the legal boundaries of (insert local here), it shall notify (insert local here) of the proposed location change, and submit necessary information to meet all the criteria in this paragraph.

2.4 Renewal of Registration

The (insert local here) shall renew an annual registration of a state-licensed cannabis retail business at the same time OCM renews the cannabis retail business' license.

A state-licensed cannabis retail business shall apply to renew registration on a form established by (insert local here).

A cannabis retail registration issued under this ordinance shall not be transferred.

2.4.1 Renewal Fees.

The (insert local here) may charge a renewal fee for the registration starting at the second renewal, as established in (insert local here)'s fee schedule.

2.4.2 Renewal Application.

The application for renewal of a retail registration shall include, but is not limited to:

- Items required under Section 2.3.2 of this Ordinance.
- Insert additional items here

2.5 Suspension of Registration

2.5.1 When Suspension is Warranted.

The (insert local here) may suspend a cannabis retail business's registration if it violates the ordinance of (insert local here) or poses an immediate threat to the health or safety of the public. The (insert local here) shall immediately notify the cannabis retail business in writing the grounds for the suspension.

2.5.2 Notification to OCM.

The (insert local here) shall immediately notify the OCM in writing the grounds for the suspension. OCM will provide (insert local here) and cannabis business retailer a response to the complaint within seven calendar days and perform any necessary inspections within 30 calendar days.

2.5.3 Length of Suspension.

A jurisdiction can wait for a determination from the OCM before reinstating a registration.

The suspension of a cannabis retail business 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.

The (insert local here) may reinstate a registration if it determines that the violations have been resolved.

The (insert local here) shall reinstate a registration if OCM determines that the violation(s) have been resolved.

2.5.4 Civil Penalties.

Subject to Minn. Stat. 342.22, subd. 5(e) the (insert local here) may impose a civil penalty, as specified in the (insert local here)'s Fee Schedule, for registration violations, not to exceed \$2,000.

2.6 Limiting of Registrations

A jurisdiction may choose to set a limit on the number of retail registrations within its boundaries. The jurisdiction may not however, limit the number of registrations to fewer than one per 12,500 residents.

(Optional) The (insert local here) shall limit the number of cannabis retail businesses to no fewer than one registration for every 12,500 residents within (insert local legal boundaries here).

(Optional) If (insert county here) has one active cannabis retail businesses registration for every 12,500 residents, the (insert local here) shall not be required to register additional state-licensed cannabis retail businesses.

(Optional) The (insert local here) shall limit the number of cannabis retail businesses to (insert number <= minimum required).

Section 3. Requirements for Cannabis Businesses

State Statutes note that jurisdictions may “adopt reasonable restrictions on the time, place, and manner of the operation of a cannabis business.” A jurisdiction considering other siting requirements (such as a buffer between cannabis businesses, or a buffer from churches) should consider whether there is a basis to adopt such restrictions.

3.1 Minimum Buffer Requirements

A jurisdiction can adopt buffer requirements that prohibit the operation of a cannabis business within a certain distance of schools, daycares, residential treatment facilities, or from an attraction within a public park that is regularly used by minors, including a playground or athletic field. Buffer requirements are optional. A jurisdiction cannot adopt larger buffer requirements than the requirements here in Section 3.1. A jurisdiction should use a measuring system consistent with the rest of its ordinances, e.g. from lot line or center point of lot.

(Optional) The (insert local here) shall prohibit the operation of a cannabis business within [0-1,000] feet of a school.

(Optional) The (insert local here) shall prohibit the operation of a cannabis business within [0-500] feet of a day care.

(Optional) The (insert local here) shall prohibit the operation of a cannabis business within [0-500] feet of a residential treatment facility.

(Optional) The (insert local here) shall prohibit the operation of a cannabis business within [0-500] feet of an attraction within a public park that is regularly used by minors, including a playground or athletic field.

(Optional) The (insert local here) shall prohibit the operation of a cannabis retail business within [X] feet of another cannabis retail business.

Pursuant to Minn. Stat. 462.357 subd. 1e, nothing in Section 3.1 shall prohibit an active cannabis business or a cannabis business seeking registration from continuing operation at the same site if a (school/daycare/residential treatment facility/attraction within a public park that is regularly used by minors) moves within the minimum buffer zone.

3.2 Zoning and Land Use

For jurisdictions with zoning, said jurisdiction can limit what zone(s) Cannabis businesses can operate in. As with other uses in a Zoning Ordinance, a jurisdiction can also determine if such use requires a Conditional or Interim Use permit. A jurisdiction cannot outright prohibit a cannabis business. A jurisdiction should amend their Zoning Ordinance and list what zone(s) Cannabis businesses are permitted in, and whether they are permitted, conditional, or interim uses. While each locality conducts its zoning differently, a few themes have emerged across the country. For example, cannabis manufacturing facilities are often placed in industrial zones, while cannabis retailers are typically found in commercial/retail zones. Cannabis retail facilities align with general retail establishments and are prohibited from allowing consumption or use onsite and are also required to have plans to prevent the visibility of cannabis and hemp-derived products to individuals outside the retail location. Cannabis businesses should be zoned under existing zoning ordinances in accordance with the license type or endorsed activities held by the cannabis business.

3.2.1. Cultivation.

Cannabis businesses licensed or endorsed for cultivation are permitted as a (type of use) in the following zoning districts:

- (Insert zoning districts use is permitted in here)
- (Insert zoning districts use is permitted in here)

3.2.1. Cannabis Manufacturer.

Cannabis businesses licensed or endorsed for cannabis manufacturer are permitted as a (type of use) in the following zoning districts:

- (Insert zoning districts use is permitted in here)
- (Insert zoning districts use is permitted in here)

3.2.1. Hemp Manufacturer.

Businesses licensed or endorsed for low-potency hemp edible manufacturers permitted as a (type of use) in the following zoning districts:

- (Insert zoning districts use is permitted in here)
- (Insert zoning districts use is permitted in here)

3.2.1. Wholesale.

Cannabis businesses licensed or endorsed for wholesale are permitted as a (type of use) in the following zoning districts:

- (Insert zoning districts use is permitted in here)
- (Insert zoning districts use is permitted in here)

3.2.1. Cannabis Retail.

Cannabis businesses licensed or endorsed for cannabis retail are permitted as a (type of use) in the following zoning districts:

- (Insert zoning districts use is permitted in here)
- (Insert zoning districts use is permitted in here)

3.2.1. Cannabis Transportation.

Cannabis businesses licensed or endorsed for transportation are permitted as a (type of use) in the following zoning districts:

- (Insert zoning districts use is permitted in here)
- (Insert zoning districts use is permitted in here)

3.2.1. Cannabis Delivery.

Cannabis businesses licensed or endorsed for delivery are permitted as a (type of use) in the following zoning districts:

- (Insert zoning districts use is permitted in here)
- (Insert zoning districts use is permitted in here)

3.3 Hours of Operation

State law limits the retail sale of cannabis flower, cannabis products, lower-potency hemp edibles, or hemp-derived consumer products to the hours of:

- *Monday-Saturday: 8 a.m.-2 a.m. the following day*
- *Sunday: 10 a.m.-2 a.m.*

A local jurisdiction may adopt an ordinance prohibiting sales for any period between the hours of 8 a.m.-10 a.m. and between 9 p.m.-2 a.m. the following day, seven days a week.

(Optional) 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 (insert time here) and (insert time here).

3.4 (Optional) 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 (insert local here)'s sign ordinances.

Section 4. Temporary Cannabis Events

Any individual or business seeking to obtain a cannabis event license must provide OCM information about the time, location, layout, number of business participants, and hours of operation. A cannabis event organizer must receive local approval, including obtaining any necessary permits or licenses issued by a local unit of government before holding a cannabis event.

4.1 License or Permit Required for Temporary Cannabis Events

4.1.1 License Required.

A cannabis event organizer license entitles the license holder to organize a temporary cannabis event lasting no more than four days. A jurisdiction should determine what type of approval is consistent with their existing ordinances for events.

A license or permit is required to be issued and approved by (insert local here) prior to holding a Temporary Cannabis Event.

4.1.2 Registration & Application Procedure

A registration fee, as established in (insert local here)'s fee schedule, shall be charged to applicants for Temporary Cannabis Events.

4.1.3 Application Submittal & Review.

The (insert local here) shall require an application for Temporary Cannabis Events.

- (A) An applicant for a retail registration shall fill out an application form, as provided by the (insert local here). 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. (Insert additional standards here)
- (B) The applicant shall include with the form:
 - i. the application fee as required in (Section 4.1.2);
 - ii. a copy of the OCM cannabis event license application, submitted pursuant to 342.39 subd. 2.

The application shall be submitted to the (insert local authority), 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 (insert staff/department, or elected body that will approve or deny the request) for approval or denial.

(D) The application fee shall be non-refundable once processed.

(E) The application for a license for a Temporary Cannabis Event shall meet the following standards:

A jurisdiction may establish standards for Temporary cannabis events which the event organizer must meet, including restricting or prohibiting any on-site consumption. If there are public health, safety, or welfare concerns associated with a proposed cannabis event, a jurisdiction would presumably be authorized to deny approval of that event.

- Insert standards here

(G) A request for a Temporary Cannabis Event that meets the requirements of this Section shall be approved.

(H) A request for a Temporary Cannabis Event that does not meet the requirements of this Section shall be denied. The (insert city/town/county) shall notify the applicant of the standards not met and basis for denial.

(Optional) Temporary cannabis events shall only be held at (insert local place).

(Optional) Temporary cannabis events shall only be held between the hours of (insert start time) and (insert stop time).

Section 5. (Optional) Lower-Potency Hemp Edibles

A jurisdiction can establish different standards or requirements regarding Low-Potency Edibles. A jurisdiction can consider including the following section and subsections in their cannabis ordinance.

5.1 Sale of Low-Potency Hemp Edibles

The sale of Low-Potency Edibles is permitted, subject to the conditions within this Section.

5.2 Zoning Districts

If sales are permitted, a jurisdiction can limit what zone(s) the sales of Low-Potency Edibles can take place in. A jurisdiction can also determine if such activity requires a Conditional or Interim Use permit.

Low-Potency Edibles businesses are permitted as a (type of use) in the following zoning districts:

- (Insert zoning districts use is permitted in here)
- (Insert zoning districts use is permitted in here)

5.3 (Optional) Additional Standards

5.3.1 Sales within Municipal Liquor Store.

A jurisdiction that already operates a Municipal Liquor Store may sell Low-Potency Edibles within the same store.

The sale of Low-Potency Edibles is permitted in a Municipal Liquor Store.

5.3.2 Age Requirements.

A jurisdiction is able to restrict the sale of Low-Potency Edibles to locations such as bars.

The sale of Low-Potency Edibles is permitted only in places that admit persons 21 years of age or older.

5.3.3 Beverages.

The sale of Low-Potency Hemp Beverages is permitted in places that meet requirements of this Section.

5.3.4 Storage of Product.

A jurisdiction is able to set requirements on storage and sales of Low-Potency Edibles.

Low-Potency Edibles shall be sold behind a counter, and stored in a locked case.

Section 6. (Optional) Local Government as a Cannabis Retailer

(insert local here) may establish, own, and operate one municipal cannabis retail business subject to the restrictions in this chapter.

The municipal cannabis retail store shall not be included in any limitation of the number of registered cannabis retail businesses under Section 2.6.

(insert local here) shall be subject to all same rental license requirements and procedures applicable to all other applicants.

Section 7. Use in Public Places

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.



A Guide for Local Governments

on Adult-Use Cannabis and
Lower-Potency Hemp Edible Licenses

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Introduction

This guide serves as a general overview of **Minnesota’s adult-use cannabis law**, and how **local governments** are involved. The guide also provides important information about Minnesota’s Office of Cannabis Management (OCM), and OCM’s structure, roles, and responsibilities. While medical cannabis continues to play an important role in the state’s cannabis environment, this guide is primarily focused on the adult-use cannabis law and marketplace.

The following pages outline the variety of cannabis business licenses that will be issued, provide a broad summary of important aspects of the adult-use cannabis law, and cover a wide range of expectations and authorities that relate to local governments. This guide also provides best practices and important requirements for developing a local cannabis ordinance.

[Minnesota Statutes, chapter 342](#) was established by the State Legislature in 2023, updated in 2024 and again in 2025. Mentions of “adult-use cannabis law” or “the law” throughout this guide refer to chapter 342 and the changes made to it.

The final draft state regulations governing the adult-use cannabis market (Adopted Expedited Permanent Rules Relating to Adult-Use Cannabis) were approved by an administrative law judge with the Office of Administrative Hearings, are fully adopted and have been in effect since their publication in the State Register at 6 a.m. on April 14, 2025. The rules are available at [Minnesota Rules, chapter 9810](#).



This guide is not a substitute for legal advice, nor does it seek to provide legal advice. Local governments and municipal officials seeking legal advice should consult an attorney.

About OCM

Minnesota's **Office of Cannabis Management** is the state regulatory office created to oversee the implementation and regulation of the adult-use cannabis market, the medical cannabis program, and the consumer hemp industry.

Housed within OCM are the **Division of Medical Cannabis** (effective July 1, 2024), which operates the medical cannabis program, and the **Division of Social Equity**, which promotes development, stability, and safety in communities that have experienced a disproportionate, negative impact from cannabis prohibition and usage.



OCM, through Minnesota Statutes, chapter 342, is tasked with establishing rules and policy and exercising its regulatory authority over the Minnesota cannabis industry. In its duties, OCM is mandated to:

- Promote public health, safety, and welfare.
- Eliminate the illicit market for cannabis flower and cannabis products.
- Meet the market demand for cannabis flower and cannabis products.
- Promote a craft industry for cannabis flower and cannabis products.
- Prioritize growth and recovery in communities that have experienced a disproportionate, negative impact from cannabis prohibition.

OCM governs the application and licensing process for cannabis and hemp businesses, specific requirements for each type of license and their respective business activities and conducts enforcement and inspection activities across the Minnesota cannabis and hemp industries.

License Types

Minnesota law allows for **14** different types of business licenses, each fulfilling a unique role in the cannabis and hemp supply chain. In addition to license types below, OCM will also issue endorsements to license holders to engage in specific activities, including producing, manufacturing, and sale of medical cannabis for patients.

Cannabis business license types

Microbusiness

Microbusinesses may cultivate cannabis and manufacture cannabis products and hemp products, and package such products for sale to customers or another licensed cannabis business. Microbusiness may also operate a single retail location.

Mezzobusiness

Mezzobusinesses may cultivate cannabis and manufacture cannabis products and hemp products, and package such products for sale to customers or another licensed cannabis business. Mezzobusiness may also operate up to three retail locations.

Cultivator

Cultivators may cultivate cannabis and package such cannabis for sale to another licensed cannabis business.

Manufacturer

Manufacturers may manufacture cannabis products and hemp products, and package such products for sale to another licensed cannabis business.

Retailer

Retailers may sell immature cannabis plants and seedlings, cannabis, cannabis products, hemp products, and other products authorized by law to customers 21 years of age and older and to registered medical patients.

Wholesaler

Wholesalers may purchase and/or sell immature cannabis plants and seedlings, cannabis, cannabis products, and hemp products from another licensed cannabis business. Wholesalers may also import hemp-derived consumer products and lower-potency hemp edibles.

Transporter

Transporters may transport immature cannabis plants and seedlings, cannabis, cannabis products, and hemp products to licensed cannabis businesses.

Testing facility

Testing facilities may obtain and test immature cannabis plants and seedlings, cannabis, cannabis products, and hemp products from licensed cannabis businesses.

Event organizer

Event organizers may organize a temporary cannabis event lasting no more than four days.

Delivery service

Delivery services may purchase cannabis, cannabis products, and hemp products from retailers or cannabis business with retail endorsements for transport and delivery to customers 21 years of age and older.

Medical cannabis combination business

Medical cannabis combination businesses may cultivate cannabis and manufacture cannabis and hemp products, and package such products for sale to customers, patients, or another licensed cannabis business. Medical cannabis combination businesses may also transport adult-use cannabis and medical cannabis and deliver medical cannabis to patients. Medical cannabis combination businesses may operate up to one retail location in each congressional district.

Hemp business license types

Lower-potency hemp edible manufacturer

Lower-potency hemp edible manufacturers may manufacture and package lower-potency hemp edibles for consumer sale, and sell hemp concentrate and lower-potency hemp edibles to other cannabis and hemp businesses.

Lower-potency hemp edible retailer

Lower-potency hemp edible retailers may sell and deliver lower-potency hemp edibles to customers 21 years of age and older.

Lower-potency hemp edible wholesaler

Lower-potency hemp edible wholesalers may purchase and sell lower-potency hemp edible products to and from other licensed cannabis and hemp business. Wholesalers may also import and export lower-potency hemp edibles.

Each license is subject to further restrictions on allowable activities. Maximum cultivation area and manufacturing allowances vary by license type. Allowable product purchase, transfer, and sale between license holders are subject to restrictions in the law.

The Adult-Use Cannabis Law

Minnesota's adult-use cannabis law permits the personal use, possession, and transportation of cannabis by those 21 years of age and older, and allows licensed businesses to conduct cultivation, manufacturing, transport, delivery, and sale of cannabis and cannabis products.

For individuals

- **Possession limits:**
 - Flower - 2 oz. in public, 2 lbs. in private residence
 - Concentrate - 8 g
 - Edibles (including lower-potency hemp) - 800 mg THC
- **Consumption** only allowed on private property or at licensed businesses with on-site consumption endorsements. Consumption not allowed in public.
- **Gifting** cannabis to another individual over 21 years old for no remuneration is allowed, subject to possession limits.
- **Home cultivation** is limited to four mature and four immature plants (eight total) in a single residence. Plants must be in an enclosed and locked space.
- **Home extraction** using volatile substances (e.g., butane, ethanol) is not allowed.
- **Unlicensed sales** are not allowed.

For businesses

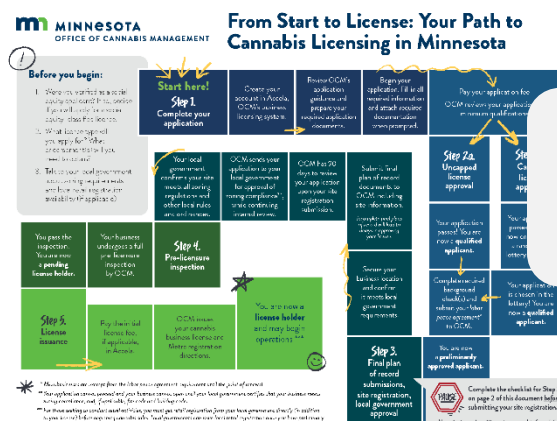
- **Advertising:**
 - May not include or appeal to those under 21 years old.
 - Must include proper warning statements.
 - May not include misleading claims or false statements.
 - May not promote the use of cannabis and alcohol together.
 - Billboards are not allowed.
- The flow of all cannabis products through the supply chain must be tracked via Metrc, the state-authorized **tracking system**.
- All products sold to consumers and patients must be **tested for contaminants by a licensed testing facility**.
- Home delivery is allowed by licensed businesses, with the proper license or endorsement.

The Licensing Process

The licensing process launched in fall 2024 and continues in 2025. The most recent licensing window closed in March 2025. View the [Summary Application Data web page](#) to view current cannabis business license application status.

OCM held license application lotteries on June 5 for social equity and general applicants for three license types critical to establishing the supply chain in the state's emerging adult-use market: cannabis cultivator, cannabis manufacturer, and cannabis mezzobusiness. OCM also held a lottery for social equity applicants applying for a cannabis retailer license on June 5 and a lottery for general applicants for the cannabis retailer license—which included a second chance for social equity applicants not selected in the first lottery—on July 22, 2025.

For a graphic overview of the cannabis licensing process, OCM has created a visual representation and overview of licensing steps:



[From Start to License: Your Path to Cannabis Licensing in Minnesota](#)

The licensing process for cannabis event organizer licenses launched on Aug. 1, 2025. There is a distinct process for cannabis event organizer licensing ([Minnesota Statutes, section 342.39](#)). [Please see Page 13.](#)

The licensing process for hemp business licenses (lower-potency hemp edible retailers, lower-potency hemp edible manufacturers, and lower-potency hemp edible wholesalers) will launch October 1, 2025. There is a distinct process for lower-potency hemp business licensing ([Minnesota Statutes, section 342.44](#)). [Please see Page 14.](#)

On June 2, 2025, OCM resumed accepting registrations for businesses seeking to sell hemp-derived cannabinoid products (HDCPs) to consumers. The window will remain open until August 31, making it possible for existing unregistered businesses to become compliant and for new businesses to become eligible to sell HDCPs (including hemp-derived THC beverages), during the busy summer season.

Registrants who do not apply for a license must immediately end all sales of HDCPs on October 31.

Cannabis business licensing and local governments: Applicant responsibility

All applicants and license holders are responsible for working with their local government to ensure successful zoning certification, compliance with state and fire building codes and, if applicable based on license type, the local retail registration process. This includes reviewing local ordinances and engaging with local governments to learn about the process for securing zoning compliance and any necessary permits for building and fire code. Applicants can utilize the notice of preliminary approval to demonstrate their readiness and progress in the process. Applicants should ask local governments what steps are necessary for their desired site location before submitting a site registration. See [From Start to License: Your Path to Cannabis Licensing in Minnesota](#).

Applicants seeking to conduct retail sales should also gain an understanding how the local government will issue retail registrations (including if retail registrations will be limited). Local units of government have the statutory authority to limit retail registrations for three of the cannabis licenses (cannabis microbusinesses with retail endorsements, cannabis mezzobusinesses with retail endorsements, and cannabis retailers) if they desire, and applicants should understand this before making decisions about site locations.

OCM will not facilitate communication between applicants and units of local government and cannot mediate disputes as they relate to local zoning compliance or retail registration. For cannabis business licenses, OCM is required to ask each local unit of government where an applicant intends to locate a business if that business has met all zoning and use requirements, and if applicable, fire and building codes.

Step-by-step process for: Cannabis cultivator, manufacturer, retailer, mezzobusiness

1. Applicant completes application and submits application fees. If applicable, an applicant's social equity applicant (SEA) status may be verified.
2. Application vetted for minimum requirements by OCM.
3. Application (if qualified) entered into lottery drawing.
4. If selected in lottery, applicant completes background check process and submits attestation of labor peace agreement (LPA) in Accela.
5. If applicant successfully completes Steps 1-4, OCM issues preliminary approval to the applicant. Preliminarily approved retail applicants may now eligible to receive local retail registration.
6. Once prepared for final licensure, applicant with preliminary approval submits business location in Accela and updates application accordingly with final plans of record.
7. OCM forwards completed application to local government, which prompts an email notification from the licensing software system, Accela. Local governments should [sign up in Accela to prepare for zoning compliance certifications](#).
8. OCM reviews application's final plans of record. If incomplete or non-compliant, OCM requests applicant to revise and resubmit plans.
9. Local government completes zoning certification determining whether a proposed cannabis business complies with local zoning ordinances and, if applicable, with state fire and building code. *(This is distinct from the retail registration approval process.)*
10. OCM conducts site inspection.
11. If applicant successfully passes site inspection, upon paying the license fee, OCM issues their license and operations may commence.*

Businesses seeking to conduct retail sales and require local retail registration from local governments (retailer, mezzobusiness). This can be received once an applicant has preliminary license approval issued by the office (Step 5 above) or a valid license.

12. Preliminarily approved applicant or license holder seeks retail registration from local government.
13. Local government approves applicant for local retail registration through means determined by ordinance (see [Page 24](#) for more information about the retail registration process).
14. Preliminarily approved applicant or license holder pays retail registration fee to local government (see [Appendix B](#) for relevant fees under [Minnesota Statutes, section 342.22](#)).
15. Local government conducts compliance check for any applicable local ordinance established pursuant to [Minnesota Statutes, section 342.13](#), if desired.
16. Local government ensures tax compliance, if applicable.
17. Local government issues retail registration to preliminarily approved applicant or license holder. Reminder, a business needs a retail registration AND a license to conduct retail sales.

**A valid local retail registration in addition to a cannabis business license is required before the business commencing any retail sales. See [Page 24](#) for information on the retail registration process.*

Step-by-step process for: Cannabis microbusiness, wholesaler, transporter, testing facility, medical cannabis combination business

1. Applicant completes application and submits application fees. If applicable, an applicant's SEA status may be verified.
2. Application vetted for minimum requirements by OCM.
3. For qualified applicants, applicant completes background check process and submits attestation of labor peace agreement (LPA) in Accela.
4. If applicant successfully completes Steps 1-3, OCM issues preliminary approval to applicant. Applicants seeking to conduct retail activities are now eligible to receive local retail registration.
5. Once prepared for final licensure, selected applicant submits business location in Accela and updates application accordingly with final plans of record.
6. OCM forwards completed application to local government, which prompts an email notification from the licensing software system, Accela. Local governments should [sign up in Accela to prepare for zoning compliance certifications](#).
7. OCM reviews application's final plans of record. If incomplete or non-compliant, OCM requests applicant to revise and resubmit plans.
8. Local government completes zoning certification determining whether a proposed cannabis business complies with local zoning ordinances and, if applicable, with state fire and building code. *(This is distinct from the retail registration approval process.)*
9. OCM conducts site inspection.
10. If applicant successfully passes site inspection, upon paying the license fee, OCM issues their license and operations may commence.*

Businesses seeking to conduct retail sales must receive a local retail registration from their local government (microbusiness, medical cannabis combination businesses). This can be received once an applicant has a valid license or preliminary license approval issued by the office (Step 4 above).

11. Preliminarily approved applicant or license holder seeks retail registration from local government.
12. Local government approves applicant for local retail registration through means determined by ordinance (see [Page 24](#) for more information about the retail registration process).
13. Applicant pays retail registration fee to the local government (see [Appendix B](#) for relevant fees under [Minnesota Statutes, section 342.22](#)).
14. Local government conducts compliance check for any applicable local ordinance established pursuant to [Minnesota Statutes, section 342.13](#), if desired.
15. Local government ensures tax compliance, if applicable.
16. Local government issues retail registration to license holder or preliminarily approved applicant. Reminder, a business needs a retail registration AND a license to conduct retail sales.

**A valid local retail registration in addition to a cannabis business license is required before the business commencing any retail sales. See [Page 24](#) for information on the local retail registration process.*

Step-by-step process for: Cannabis event organizer

Event organizer licensing for cannabis events will be available beginning August 1, 2025. Until then, existing guidance remains in effect, and all current hemp registrants must ensure compliance with all local rules and regulations. Once opened, the cannabis event organizer license application will remain open year-round, allowing applicants to apply at any time.

Once event organizer licensing becomes available, applicants will be required to secure approval from their local government before beginning the application process. OCM will provide a standardized form for this purpose, which will include key details such as the event's name, date, time, point of contact and estimated size. **Per state law, no cannabis event organizer licenses will be granted without documented local approval.** If an applicant modifies any information that was previously approved by the local government on the standardized form provided by OCM, they will be required to submit a new application. **Applicants should ensure all event details are finalized and approved by the local jurisdiction before applying for licensure with OCM.** Other information that OCM will require from cannabis event organizer license applicants includes:

1. Site, Security, and Operations plans
2. Event diagram
3. Quality Assurance Standard Operating Procedure (SOP)
4. Inventory Control and Diversion Prevention SOP
5. Accounting and Tax Compliance SOP

As part of the application process, OCM requires event organizer license applicants to submit a list of vendors participating in the event. Because state law allows applicants to update this list before the event, localities should consider establishing their own procedures if they wish to receive vendor updates directly. OCM will verify that all listed cannabis and/or hemp vendors are properly licensed. Further details about the cannabis event organizer application process are provided on the [General Licensing Process webpage](#).

To ensure compliance with chapter 342 and all relevant regulations, OCM will conduct a precensure inspection phone call with event applicants. Additionally, OCM will perform random inspections of licensed events to verify compliance.

Once OCM issues an event organizer license, the local jurisdiction will be notified and provided with contact information for OCM's enforcement team for any day-of-event compliance or enforcement needs.

Licensing pathway: Cannabis event organizer

1. Applicant and local government complete the [Local Approval of Cannabis Event form](#).
2. Applicant completes application, including submitting the local government approval form, Labor Peace Agreement (LPA), background check, and all required documentation and application fees. If applicable, an applicant's SEA status may be verified.
3. Application vetted for minimum requirements by OCM.
4. OCM conducts preclosure phone inspection.
5. If applicant successfully passes preclosure phone inspection, OCM issues event license.
6. License holders are required to submit an updated vendor form to OCM if there are any changes to their vendor list before the event.
7. An inspection of the event may be conducted by OCM.

Step-by-step process for: Lower-potency hemp edible businesses

Applications for lower-potency hemp edible retailer (LPHE-R), lower-potency hemp edible manufacturer (LPHE-M), and lower-potency hemp edible wholesaler (LPHE-W) licenses will be accepted between October 1 and October 31, 2025. These licenses will be available to both registered and non-registered hemp businesses.

Businesses registered to sell hemp-derived cannabinoid products under [Minnesota Statutes, section 151.72](#) may continue operations during the interim period before the October application window and while their license applications are under review.

To support the launch of the adult-use cannabis market and provide continuity for existing hemp-derived businesses and medical cannabis patients, **OCM has authorized a product transition period through December 31, 2025**. During this transition period, license holders conducting retail sales under [Minnesota Statutes, chapter 342](#) are authorized to sell products compliant under the existing regulated supply chains in [section 151.72](#) and [sections 152.22-152.37](#), including hemp-derived cannabinoid products (HDCPs) and medical cannabis.

Details on the product transition period are available on our [General Licensing webpages](#).

Local governments and hemp businesses

Distinct from cannabis business licensing, state law does not require OCM to contact local governments for approval of hemp business licensing. Instead, applicants will be required to attest in their application that they are working with their proposed local government to ensure compliance with all relevant local laws and regulations. Receiving an LPHE retailer license does not guarantee that the business can operate in a specific locality if local approval is not granted. Once a license is issued, OCM will notify the respective locality through the local government's Accela portal.

Local governments should be aware of these upcoming changes and consider how they may impact local businesses and regulatory oversight.

Licensing pathway: LPHE retailers, manufacturers and wholesalers

1. Applicant completes application and submits application fees. If applicable, an applicant's SEA status may be verified. If applying for an LPHE-M license, applicants will need to provide a signed LPA with a bona fide labor organization. Applicants will also select and apply for relevant endorsements (see our [Lower-Potency Hemp Edible License Guide](#)).
2. Application vetted for minimum requirements by OCM ([Minnesota Statutes, section 342.44](#)).
3. OCM may conduct site inspection, if the location was not already registered with OCM.
4. If applicant passes site inspection, OCM issues license (and any relevant endorsements), and operations may commence if locally approved, except for retail activity.
5. OCM alerts local government of license being issued.

Continued high-level pathway for LPHE-R

6. Licensed business seeks local retail registration from local government, if LPHE-R.
7. Local government approves applicant for retail registration through means determined by ordinance, however, LPHE-R establishments cannot be limited.
8. Applicant pays retail registration fee to the local government (see [Appendix B](#) for relevant fees in accordance with [Minnesota Statutes, section 342.22](#)).
9. Local government conducts compliance check for any applicable local ordinance established pursuant to [Minnesota Statutes, section 342.13](#), if desired.
10. Local government ensures tax compliance, if applicable.
11. Local government issues retail registration to license holder, and license holder can conduct retail sales now that they have received a state license and a local retail registration.

General Authorities

Local governments in Minnesota have various means of oversight over the cannabis market, as provided by the adult-use cannabis law. Local governments may not outright ban cannabis businesses, or limit operations in a manner inconsistent with state law.

Cannabis retail restrictions (342.13)

In accordance with [section 342.13\(h\)](#), local governments may limit the availability of local retail registrations for cannabis retailers, cannabis microbusinesses with retail endorsements, and cannabis mezzobusinesses with retail endorsements. If a city or county has a population between 1-12,500, they would be required to allow at least one (1) retail registration. If their population is between 12,501-25,000, they would be required to allow at least two (2) retail registrations, and so on.

Local units of government *may issue more* than the minimum number of registrations – statute *does not require* local governments to establish a limit.

Local units of government are not obligated to seek out a business to register as cannabis business if they have not been approached by any potential applicants but cannot prohibit the establishment of a business if this population requirement is not met. Per statutory direction, a municipal cannabis store ([Page 29](#)) cannot be included in the minimum number of registrations required. For population counts, the state demographer estimates will likely be utilized.

Statute does not allow a local unit of government to limit retail registrations for medical cannabis combination business licenses or lower-potency hemp edible retailer licenses.

Tribal governments (342.13)

OCM is prohibited from and will not issue state cannabis licenses to businesses in Indian Country without consent from a Tribal Nation. Tribal Nations hold the authority to license Tribal cannabis businesses on Tribal lands – this process is separate from OCM’s licensing process and authority. Subject to the compacting process as the Legislature directed in [Minnesota Statutes, section 3.9228](#), Tribal Nations may operate cannabis businesses off Tribal lands.

On May 20, 2025, Governor Tim Walz signed the first Tribal-state compact authorized under Minnesota’s 2023 cannabis law. The agreement outlines how the state of Minnesota and White Earth Nation will address jurisdictional issues related to the adult-use cannabis industry and promote a cooperative and mutually beneficial relationship regarding the legalization of cannabis.

A Tribal Nation may open up to eight off-reservation cannabis retail locations. They are limited to one retail location per municipality and three per county. Tribally regulated retail locations off Tribal land must follow all non-cannabis-specific local ordinances, including zoning, land use, statutory setback limitations, and local hours of operation restrictions.

Under the rules governing Minnesota’s cannabis industry ([Minnesota Rules, chapter 9810](#)), a local unit of government may include in its count of active retail registrations any retail locations operating under a Tribal compact or a Tribally issued license or registration, even though they do not receive local retail registration.

The Tribal-state cannabis compacts require product testing to verify compliance with public health and safety standards set by OCM, ensuring uniformity across the state market. Like state-license holders, Tribes and their license holders will utilize seed-to-sale tracking to ensure that regulators can see the full lifecycle of a cannabis plant or product. All products must be entered into the state’s seed-to-sale system when they move off Tribal lands.

Sales of cannabis products off Tribal lands are subject to all state and local taxes.

For more information, please visit [Tribal Compacts / Office of Cannabis Management](#).

Taxes ([295.81](#); [295.82](#))

Retail sales of taxable cannabis products are subject to the state and local sales and use tax and a 15% gross receipts tax (beginning June 30, 2025). Cannabis gross receipts tax proceeds are allocated to the state general fund. Local taxes imposed solely on sale of cannabis products are prohibited.

Cannabis retailers will be subject to the same real property tax classification as all other retail businesses. Real property used for raising, cultivating, processing, or storing cannabis plants, cannabis flower, or cannabis products for sale will be classified as commercial and industrial property. Questions regarding cannabis taxes should be directed to the [Department of Revenue](#).

Retail timing restrictions ([342.13](#))

A cannabis business with a license or endorsement for retail activity may not sell between 2 a.m. and 8 a.m. on the days of Monday through Saturday and between 2 a.m. and 10 a.m. on Sunday. Additionally, local governments may prohibit retail sales of cannabis between the hours of 8 a.m. and 10 a.m. Monday-Saturday, and 9 p.m. and 2 a.m. the following day.

Operating multiple locations with one license

Certain licenses allow for multiple retail locations to be operated under a single license, with the following limitations:

- **Retailers:** up to five retail locations, with no more than one per city and no more than three per county.
- **Mezzobusinesses:** up to three retail locations, with no more than one per city and no more than three per county.
- **Microbusinesses:** up to one retail location.
- **Medical cannabis combination businesses:** up to eight retail locations, with no more than one retail location per congressional district. Additionally, medical cannabis combination businesses may cultivate at more than one location within other limitations on cultivation.
- **Lower-potency hemp edible retailer businesses:** not subject to location restrictions and may operate multiple retail locations.

Each retail location of a cannabis business requires local certification of zoning compliance and local retail registration.

Zoning and Land Use

Buffer guidelines (342.13)

State law does not restrict how a local government conducts its zoning designations for cannabis businesses, except that they may not prohibit the establishment or operation of a cannabis business or hemp business. A local 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, and they 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 playgrounds and athletic fields. Local governments should consult legal counsel when determining implementation of buffers.

Zoning guidelines

While each locality conducts its zoning differently, a few themes have emerged across the country. For example, cannabis manufacturing facilities are often placed in industrial zones, while cannabis retailers are typically found in commercial/retail zones. Cannabis retail facilities align with general retail establishments and are prohibited from allowing consumption or use onsite and are also required to have plans to prevent the visibility of cannabis and hemp-derived products to individuals outside the retail location. Industrial hemp is an agricultural product and should be zoned as such.

Cannabis businesses should be zoned under existing zoning ordinances in accordance with the license type or endorsed activities held by the cannabis business. Note that certain types of licenses may be able to perform multiple activities which may have different zoning analogues. In the same way municipalities may zone a microbrewery that predominately sells directly to onsite consumers differently than a microbrewery that sells packaged beer to retailers and restaurants, so too might a municipality wish to zone two microbusinesses based on the actual activities that each business is undertaking. Table 1, included on [Pages 20](#) and [21](#), explains the types of activities that cannabis businesses might undertake, as well as some recommended existing zoning categories.

Please also review the model ordinance guidance included on [Page 30](#). OCM also recommends consulting local legal counsel when determining these decisions.

Table 1: Cannabis and hemp business activities

Endorsed Activity	License Type Eligible to Do Endorsed Activity	Description of Activity	Comparable Districts	Municipal Considerations
Cultivation	• Cultivator • Mezzobusiness • Microbusiness • Medical cannabis combination	“Cultivation” means any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis plants, cannabis flower, hemp plants, or hemp plant parts.	Indoor: industrial, commercial, production Outdoor: agricultural	• Odor • Potential need for transportation from facility • Waste, water, and energy usage • Security
Cannabis manufacturing, processing, extraction	• Manufacturer • Mezzobusiness • Medical cannabis combination	This group of endorsed activities turn raw, dried cannabis and cannabis parts into other types of cannabis products, e.g. edibles or topicals.	Indoor: industrial, commercial, production	• Odor • Potential need for transportation from facility • Waste, water, and energy usage • Security
Hemp manufacturing	• LPHE manufacturer	These businesses convert hemp into LPHE products.	Indoor: industrial, commercial, production	• Odor • Waste, water, and energy
Wholesale	• Wholesale • Cultivator • Manufacturer • Mezzobusiness • Microbusiness • Medical cannabis combination • LPHE wholesaler	This activity and license type allows a business to purchase from a business growing or manufacturing cannabis or cannabis products and sell to a cannabis business engaged in retail.	Indoor: industrial, commercial, production	• Need for transportation from facility • Security

Table 1: Cannabis and hemp business activities (continued)

Endorsed Activity	License Type Eligible to Do Endorsed Activity	Description of Activity	Comparable Districts	Municipal Considerations
Cannabis retail	• Retailer • Mezzobusiness • Microbusiness • Medical cannabis combination	This endorsed activity and license type allow a business to sell cannabis products directly to consumers.	Indoor: retail, neighborhood shopping districts, light industrial, existing districts where off-sale liquor or tobacco sales are allowed	• Micros may offer onsite consumption, similar to breweries. • Micros and mezzos may include multiple activities: cultivation, manufacture, and/or retail.
Transportation	• Cannabis transporter • LPHE wholesaler	This license type allows a company to transport products from one license type to another.	Not applicable	• Fleet based businesses that will own multiple vehicles, but not necessarily hold a substantial amount of cannabis or cannabis products.
Delivery	• Cannabis delivery	This license type allows for transportation to the end consumer.	Not applicable	• Fleet based business that will own multiple vehicles, but not necessarily hold a substantial amount of cannabis or cannabis products.
Events	• Event organizer	This license entitles license holder to organize a temporary event lasting no more than four days.	Anywhere that the city permits events to occur, subject to other restrictions related to cannabis use	• On site consumption. • Retail sales by a licensed or endorsed retail business possible.

Local Approval Process

Local governments play a critical role in the licensing process, serving as a near-final approval check on cannabis businesses nearing the awarding of a state license for operations. Once an applicant has been vetted by OCM and is selected for proceeding in the verification process, they are then required to receive the local government's certification of zoning compliance and/or local retail registration before operations may commence.



Local certification of zoning compliance ([342.13](#); [342.14](#))

Following OCM's initial vetting process, local governments must **certify** that the applicant with preliminary approval has achieved **compliance with local zoning ordinances, and if applicable, state and fire building code** before the cannabis business license holder receiving final approval from OCM to commence operations.

OCM will work with local governments to access Accela, the licensing software system to complete this zoning certification process. Please review [OCM's webpage for specific instructions on accessing the licensing software system](#), Accela, to prepare for zoning compliance certification. The webpage includes step-by-step guides, including the [Local Government Accela Registration Guide](#).

During the application and licensing process for cannabis businesses, after an applicant with preliminary approval completes their site registration (see Step 3 of the [From Start to License: Your Path to Cannabis Licensing in Minnesota graphic](#)), OCM will notify a local government when an applicant with preliminary approval intends to operate within their jurisdiction and request a certification as to whether a proposed cannabis business complies with local zoning ordinances, and if applicable, whether the proposed business complies with state fire code and building code.

According to Minnesota's cannabis law, a local unit of government has 30 days to respond to this request for certification of compliance. If a local government does not respond to OCM's request for certification of compliance within the 30 days, the cannabis law allows OCM to issue a license. OCM may not issue the final approval for a license if the local government has indicated they are not in compliance.

Local governments should also be aware that according to Minnesota’s cannabis law, OCM has 90 days from when an applicant completes a site registration, uploads final application documents, and requests a zoning compliance certification, to either issue a license (which is statutorily defined as final authorization to operate) or to issue a denial. This means OCM has highly encouraged applicants to not take the site registration step *until they have worked out issues with their local government*. Ultimately, that means, a preliminarily approved business should not complete site registration until they have received all local zoning approvals, are compliant with state fire and building codes, and are fewer than 90 days from being able to open their doors.

OCM has encouraged applicants with preliminary approval to engage early with local governments before submitting site registration information – **so local governments should anticipate outreach from applicants before notifications in Accela**. Early conversations can inform applicants what may be required to obtain local zoning compliance approval as well as in compliance with state and fire building code before their decisions on a final location. Early conversations can also inform local governments who may be interested in locations in their jurisdiction – whether they are not yet OCM applicants yet, applicants in qualified applicant status, or applicants with preliminary approval.

Local governments should view applicants with preliminary approval status as serious, ready applicants having cleared several hurdles in the application and licensing process, including passage of a background check. The final steps for applicants with preliminary approval status include securing a location, gaining compliance with local ordinances, and passing OCM’s prelicensure site inspection.

Please see the [Qualified Applicant Guide](#), including Pages 15 and 16, for more recommendations for applicants and local governments navigating this process.

As a reminder, applicants with preliminary approval status have 18 months to convert their preliminary approval to full licensure. If an applicant submits site registration, uploads final application documents, and requests zoning compliance certification but does not yet meet zoning compliance or does not yet meet building and fire code, the local government may deny their local zoning compliance approval. The applicant will retain their preliminary approval status and be able to continue to work with the local government to gain compliance and re-submit the site registration information.

Alternatively, the applicant can find a new location and begin the site registration process with a new local government under their same preliminary approval status as long as they are in the 18-month window of their preliminary approval.

Local retail registration process ([342.22](#))

Once the licensing process begins, local retail registration applies to licensed cannabis retailers or other cannabis/hemp businesses seeking to conduct retail sales. Several license types are authorized to conduct retail sales if they receive a retail endorsement or license from OCM. Before conducting retail sales under their business license, state law also requires the business receive a local retail registration.

There are five license types that are eligible to conduct cannabis retail activity and will seek a retail registration from local governments:

- Cannabis retailers
- Microbusinesses with a retail endorsement
- Mezzobusinesses with a retail endorsement
- Medical cannabis combination businesses
- Lower-potency hemp edible retailers

Local governments must issue a retail registration after verifying that:

- The business has a valid license, or preliminary license approval issued by OCM.
- The business has paid a registration fee or renewal fee to the local government.
 - Initial registration fees collected by a local government may be \$500 or half the amount of the applicable initial license fee, whichever is less, and renewal registration fees may be \$1,000 or half the amount of the applicable renewal license fee, whichever is less.
- The business is compliant with chapter 342 and local ordinances.
- If applicable, the business is current on all property taxes and assessments for the proposed retail location.

Local registrations may also be issued by counties if the respective local government transfers such authorities to the county.

Option to limit retail registrations for cannabis businesses: Determining a process

State law permits local governments to place a limitation on the number of cannabis retailers, microbusiness, and mezzobusinesses with retail endorsements allowed within their locality via ordinance. If a city or county has a population between 1-12,500, they would be required to allow at least one (1) retail registration. If their population is between 12,501-25,000, they would be required to allow at least two (2) retail registrations, and so on ([see Page 16](#)). Retail registrations for lower-potency hemp edible retailers and medical cannabis combination businesses are required but may **not** be limited in number by a local government.

It is also important to note that local governments **are not** required to limit the number of licensed cannabis retailers, microbusinesses, or mezzobusinesses, and instead local governments can determine a process to reviews requests and applications for retail registrations as they are received.

If a local government wishes to limit the number of cannabis retailers, microbusinesses, or mezzobusinesses with retail endorsements via ordinance, state law does not define the process for a local government's selection if there are more applicants than registrations available.

It is highly recommended that local governments work with an attorney to determine their specific process via ordinance for selection if they wish to limit the number of retail registrations per section 342.13 and that the process is fair, transparent, and communicated thoroughly with prospective applicants.

Local governments should also consider the timing of the zoning compliance certification process in relation to retail registrations as applicants are navigating decisions related to where they can make investments and operate their business.

Per a new law change effective May 2025, local governments are allowed to issue retail registration to an applicant with preliminary approval status, which is before full licensure. Allowing for retail registration at this stage will prevent applicants from potentially signing leases and paying for retail facility build-outs when the local government may ultimately deny retail registration because the registration limit has been reached.

Local governments deciding to limit retail registrations should consider how to implement an application process to accommodate this timing. Local governments deciding to limit retail registrations should also communicate with applicants about what they can expect during this process so that applicants can understand the potential risks involved if there are not any retail registrations available after a limit has been reached. Applicants should seek to learn the process before making any investments or decisions to further build out a business in an area where it may not be allowed to operate due to the lack of available registrations left. Additionally, local units of government should consider the process by which they will determine who gets a registration, e.g., through the use of a lottery, on a first-come/first-serve model, or through a merit-based scoring system, etc.

Other considerations

Existing retail locations. Retailers in Minnesota’s medical cannabis program and lower-potency hemp edible program may currently be operating in a local government’s jurisdiction under active registrations. In the future, these active businesses will be required to obtain a license from OCM and will need a local retail registration to continue their operations.

Local governments may wish to consider how businesses currently operating will be issued retail registrations when determining if and how to limit retail registrations.

Local zoning approval does not guarantee retail registration. Zoning certification from local governments does not guarantee a local retail registration. This is a distinctly separate approval process. All applicants seeking retail activity will be required to obtain a zoning certification from the local government to be issued a state license. Local governments should consider the number of zoning certifications they are issuing if they have chosen to limit retail registrations and be in conversation with applicants about the number of retail registrations that are available.

Local governments are permitted specific authorities for registration refusal and registration suspension, in addition to—and not in conflict with—OCM authorities.

Registration and renewal refusals

Local governments may refuse the registration and/or certification of a license renewal if the license is associated with an individual or business who no longer holds a valid license, has failed to pay the local registration or renewal fee, or has been found in noncompliance in connection with a preliminary or renewal compliance check.

Local registration suspension (342.22)

Local governments may suspend the local retail registration of a cannabis business or hemp business if the business is determined to not be operating in compliance with a local ordinance authorized by section 342.13 or if the operation of the business poses an immediate threat to the health and safety of the public. The local government must immediately notify OCM of the suspension if it occurs. OCM will review the suspension and may reinstate the registration or take enforcement action.

Expedited complaint process (342.13)

Per state law, OCM has established an expedited complaint process to receive, review, and respond to complaints made by a local unit of government about a cannabis business. Complaints can be submitted through the OCM website, with an option to indicate if the report is on behalf of law enforcement or local government.

The expedited complaint process requires OCM to provide an initial response to the complaint within seven days and perform any necessary inspections within 30 days. Within this process, if a local government notifies OCM that a cannabis business poses an immediate threat to the health or safety of the public, OCM must respond within one business day.

Local governments can submit complaints via this [form](#).



Inspections & Compliance Checks

Local governments are permitted specific business inspection and compliance check authorities, in addition to—and not in conflict with—OCM authorities.

Inspections and compliance checks (342.22)

Local governments must conduct **compliance checks** for cannabis and hemp businesses holding retail registration **at least once per calendar year**. These compliance checks must verify compliance with age verification procedures and compliance with any applicable local ordinance established pursuant to section 342.13. OCM maintains inspection authorities for all cannabis licenses to verify compliance with operation requirements, product limits, and other applicable requirements of chapter 342.





Municipal Cannabis Stores

As authorized in [section 342.32](#), local governments are permitted to apply for a cannabis retailer license to establish and operate a municipal cannabis store.

State law requires OCM issue a license to a city or county seeking to operate a single municipal cannabis store if the city or county:

- Submits required application information to OCM,
- Meets minimum requirements for licensure, and
- Pays applicable application and license fee.



A municipal cannabis store will not be included in the total count of retail licenses issued by the state under chapter 342 and cannot be counted as retail registration for purposes of determining the minimum number of retail registrations, if a local government has imposed a cap on retail locations by ordinance.

Additionally, a city or county that establishes, owns, or operates a municipal cannabis store may also hold a lower-potency hemp edible retailer license. The application window for lower-potency hemp edible retailer licenses will be October 1-31, 2025.

Creating Your Local Ordinance

As authorized in section 342.13, a local government may adopt a local ordinance regarding cannabis businesses. Establishing local governments' ordinances on cannabis businesses in a timely manner is critical for the ability for local cities or towns to establish local control as described in the law and is necessary for the success of the statewide industry and the ability of local governments to protect public health and safety. The cannabis market's potential to create jobs, generate revenue, and contribute to economic development at the local and state level is supported through local ordinance work. The issuance of local certifications and registrations to prospective cannabis businesses is also dependent on local ordinances.

- Local governments may not prohibit the possession, transportation, or use of cannabis, or the establishment or operation of a cannabis business licensed under state law.
- Local governments may adopt reasonable restrictions on the time, place, and manner of cannabis business operations (see [Page 16](#)).
- If your local government wishes to operate a municipal cannabis store, the establishment and operation of such a facility must be considered in a local ordinance.



Model ordinance

For additional guidance regarding the creation of a cannabis related ordinance, please reference the additional resources on [Page 32](#).

Additional Information – Tobacco Sales

Penalties related to a revocation or suspension of tobacco license

A cannabis or hemp business license holder may also hold a tobacco license under [Minnesota Statutes, chapter 461](#). However, tobacco cannot be sold in the cannabis retail location. Under [section 461.12](#), a license holder authorized to sell tobacco may have that privilege revoked if they had either a cannabis business license ([chapter 342](#)) or hemp business registration ([151.72](#)) revoked. This penalty also applies if the license holder is convicted of an offense under section 151.72 or has been convicted under any other statute for illegal sale of cannabis products. or hemp business registration (151.72) revoked. This penalty also applies if the license holder is convicted of an offense under section 151.72 or has been convicted under any other statute for illegal sale of cannabis products.

Clarifying cannabis businesses authority

Cannabis businesses will be able to sell vaporizers without a tobacco license. Under [Minnesota Statutes, section 342.27, subdivision 3\(a\)](#), retail license holders are permitted to sell cannabis paraphernalia. Cannabis paraphernalia includes “all equipment, products, and materials of any kind that are knowingly or intentionally used primarily in ... ingesting, inhaling, or otherwise introducing cannabis products into the human body” ([Minnesota Statutes, section 342.01, subdivision 18\(2\)](#)). Therefore, Minnesota Statutes, section 342.27, subdivision 3(a), specifically authorizes retail license holders to sell cannabis paraphernalia, which in this instance includes vaporizers.



Additional Resources

OCM toolkit for local partners

Please visit the [OCM webpage \(mn.gov/ocm/local-governments/\)](https://mn.gov/ocm/local-governments/) for additional information, including a toolkit of resources developed specifically for local government partners. The webpage will be updated as additional information becomes available and as state regulations are adopted.

Toolkit resources include:

- **Appendix A: [Cannabis Model Ordinance \(mn.gov/ocm/lgg-appendix-a\)](https://mn.gov/ocm/lgg-appendix-a)**
- **Appendix B: [Retail Registration Form and Checklist \(mn.gov/ocm/lgg-appendix-b\)](https://mn.gov/ocm/lgg-appendix-b)**
- **Appendix C: [Cannabis Flower and Hemp-Derived Cannabinoid Products Inspection Checklist \(mn.gov/ocm/lgg-appendix-c\)](https://mn.gov/ocm/lgg-appendix-c)**
- **Appendix D: [Enforcement Notice from the Office of Cannabis Management \(mn.gov/ocm/lgg-appendix-d\)](https://mn.gov/ocm/lgg-appendix-d)**
- **Appendix E: [Notice to Unlawful Cannabis Sellers \(mn.gov/ocm/lgg-appendix-e\)](https://mn.gov/ocm/lgg-appendix-e)**
- **Appendix F: [Model Guidelines on Age Verification Compliance Checks Policy and Procedures \(mn.gov/ocm/lgg-appendix-f\)](https://mn.gov/ocm/lgg-appendix-f)**
- **Appendix G: [Cannabis and Hemp Age Compliance Check Form \(mn.gov/ocm/lgg-appendix-g\)](https://mn.gov/ocm/lgg-appendix-g)**
- **Appendix H: [Local Government Accela Registration Guide \(mn.gov/ocm/lgg-appendix-h\)](https://mn.gov/ocm/lgg-appendix-h)**
- **Appendix I: [Local Unit of Government Cannabis Licensing Contact, Delegation Form \(mn.gov/ocm/local-governments/contactform.jsp\)](https://mn.gov/ocm/local-governments/contactform.jsp)**
- **Appendix J: [Local Governments – Completing Zoning Compliance Certification on Accela \(mn.gov/ocm/lgg-appendix-j/\)](https://mn.gov/ocm/lgg-appendix-j/)**
- **Appendix K: [Local Approval of Cannabis Event form \(mn.gov/ocm/lgg-appendix-k\)](https://mn.gov/ocm/lgg-appendix-k)**

Local organizations

Feel free to contact the following local organizations for additional resources, as they have also developed resources to support local governments regarding the cannabis industry.

- [League of Minnesota Cities \(lmc.org\)](https://lmc.org)
- [Association of Minnesota Counties \(mncounties.org\)](https://mncounties.org)
- [Minnesota Public Health Law Center \(publichealthlawcenter.org\)](https://publichealthlawcenter.org)