

AGENDA
PLANNING COMMISSION PUBLIC HEARING
GREENVALE TOWNSHIP
Thursday, July 10, 2025 6:00PM

DRAFT

- Call to order, Pledge of Allegiance
- Opening statement
- Approve agenda
- Hearing on Cannabis Ordinance
- Adjourn

From: [Mike Couri](#)
To: pcchair@greenvaletwp.org
Cc: clerk@greenvaletwp.org
Subject: Re: zoning district
Date: Monday, June 30, 2025 4:55:43 PM

Ken,

There is no statute on this issue and no case law as of yet. The 5% threshold that we are suggesting comes from the only thing that is remotely comparable, which is the amount of land that a municipality must allow adult uses to locate in. For years the Courts have set that amount at a minimum of 5% of a jurisdiction's land area (although at least one court found 3% to be adequate). If the municipality does not allow at least the minimum land area for adult uses it runs the risk that the Court will find the zoning ordinance unconstitutional (on free speech grounds) and allow adult uses anywhere in the municipality. We think the same concept will apply to cannabis, but we cannot be sure until these cases ultimately start to get decided by the courts. If challenged, we would point to the adult use 5% standard and argue that if this meets the standard for what is constitutional, it will certainly meet the statutory cannabis standard for a reasonable time, place and manner regulation.

Michael C. Couri
Couri & Ruppe, P.L.L.P.
705 Central Avenue East
P.O. Box 369
St. Michael, MN 55376
763-497-1930

From: "Ken Malecha - Chair, Planning Commision" <pcchair@greenvaletwp.org>
Reply-To: <pcchair@greenvaletwp.org>
Date: Monday, June 30, 2025 at 10:41 AM
To: Mike Couri <mike@couriruppe.com>
Cc: "Mark Legvold - Clerk, Greenvale Township" <clerk@greenvaletwp.org>
Subject: zoning district

Hi Mike, in regard to a zoning district, in this case Cannabis. Earlier you and I spoke, if a district comprised a percentage of the township land mass that would work. We talked about a range. You felt 3% was low 5% more realistic? Can you confirm this. Is this a general practice # or is there a State Statute? We have another community meeting on this topic this evening.

Please let me know your thoughts. Ken

Dear Greenvale Planners and Supervisors,

Please forward this message to any Planning Commissioners or Supervisors who may not have been included—thank you for your time and consideration.

We are Will and Jessica Bollum, residents of Greenvale Township. We attended the June 30, 2025 informational session on cannabis. We want to thank Greenvale Planning Commission for holding the informational sessions, sending out mailers, and researching and responding to community questions. It is greatly appreciated.

After the informational session, we took some time to compile our thoughts and a few questions, please find them below.

As residents of Highway 19, we ask that if the township decides to go the route of A-2 zoning, that land adjacent to Highway 19 is not zoned A-2. Rather than zoning what could be considered a "desirable" location like Highway 19, please consider zoning locations that don't have the infrastructure (electricity, roads, water supply, etc.) that cannabis facilities would need. The general consensus we gathered in the informational session was that no one wants cannabis development to come to Greenvale Township. That being said, through rules, regulations and location options, Greenvale Township should make it as undesirable as legally possible for cannabis development to move into our township.

Another factor to consider if setting the A-2 zone, is that many Highway 19 land owners are not township residents. While anyone could sell their land to cannabis developers, it is safe to say someone who does not reside in Greenvale Township is far more likely to do so.

We want to take a moment to note that residents on Highway 19 are also Greenvale Township residents. While we are on the edge of the township and on a state highway, we are still members of this community. We pay the same taxes, attend the same township meetings, and want the same things as our neighbors who reside on the gravel roads. We ask that our township leaders afford us the same protections and considerations as all other members of the township. Please do not make us the area vulnerable to the

cannabis industry simply because of the street we live on. We do not want cannabis moving next door, just as our gravel road neighbors don't. Like all other Greenvale Township residents, we want to live our lives in the peaceful, beautiful setting that is Greenvale Township.

Questions:

- It was our understanding that zoning A-2 was one of several options that Greenvale Township leadership is considering. What other avenues are being explored?
- The potential designation of A-2 zoning was discussed at 5% (approximately 900 acres), based on previous rulings related to land for "adult" use. It was noted that in another case, only 3% was designated due to specific circumstances. Could Greenvale Township consider initially limiting the A-2 designation to 3%, should the township choose to pursue zoning? This percentage could then be increased to 5% only if required by state law or regulation.
- Can Greenvale Planning Commission and Board of Supervisors also consider making potential locations for cannabis development as undesirable as possible, if the zoning route is taken? Rather than considering zoning "desirable" locations like Highway 19, 280th St, or 320th St, please consider zoning locations that don't have the infrastructure (electricity, roads, water supply, etc.) that cannabis facilities would need and/or areas that are more wet or hilly, thus making it less desirable for cannabis facilities to enter Greenvale Township.
- It was noted that Minnesota is still figuring out cannabis rules/regulations and that requirements are likely to change. If Minnesota passes laws in favor of townships placing more restrictive rules around cannabis, will Greenvale Township change their ordinances in response? What is Greenvale Township's plan for continuous monitoring of these changing rules and regulations?

- Is the potential A-2 zone still considered an “Agriculture” zone? Would permits relating to residential and agriculture building requirements remain the same as non-A-2 Agriculture zones?
- It was noted in the info session how much water cannabis facilities require. Has research been done on how this would impact water levels of residents’ wells? What protections could Greenvale put in place for this?
- What is the maximum allowable setback for a cannabis facility from a residence? From livestock? Could Greenvale Township adopt the greatest possible setback permitted by law to maximize the distance between such facilities, homes, and animals?

Thank you for considering our thoughts and questions. We look forward to reviewing the answers and observing the discussion at the July 10, 2025 Planning Commission meeting.

Thank you,

Will and Jessica Bollum

8075 330th ST W

Northfield, MN 55057



Real People. Real Solutions.

3507 High Point Drive North
Bldg. 1 Suite E130
Oakdale, MN 55128

Ph: (651) 704-9970
Bolton-Menk.com

MEMORANDUM

Date: July 10, 2025
To: Chair Malecha and Members of the Planning Commission of Greenvale Township
From: T.J. Hofer, Consultant Town Planner
Subject: Cannabis and Hemp Uses Zoning Standards
Greenvale Township
Project No.: OT6. 130503

In 2023 and 2024, cannabis was legalized for recreational use and the sale, possession, use, and growth of cannabis was decriminalized. The Office of Cannabis Management was established to oversee licensing of cannabis and hemp businesses as well as establish rules and standards for the use of facilities that will deal with cannabis and hemp.

The staff report from the June 12, 2025, Planning Commission meeting is attached which includes the information regarding the previous draft of the ordinance amendment.

BACKGROUND

As part of the legalization of cannabis, the State created the Office of Cannabis Management (OCM). The rules for cannabis and hemp businesses were published in the State Register on April 14, 2025, and the OCM is currently in the process of reviewing and issuing licenses.

The OCM rules addresses many of the operational challenges related to cannabis such as security, testing, and tracking product through the commercial businesses. There are gaps left by the OCM's first draft that need to be addressed by local municipalities such as setbacks, odor control, screening, and nuisances.

State statute allows for local units of government to 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. The zoning ordinance is specifically used to control for the time, place, and manner of various uses and must be amendment to include standards for cannabis and hemp businesses if the township wishes to have specific standards for these uses.

Cannabis retail businesses are required to register with local government units. Greenvale has delegated this authority to Dakota County; however, the township has maintained the right to adopt standards regarding the time, place, and manner of operation of cannabis and hemp businesses.

The Township first reviewed the standards at the June 12, 2025, Planning Commission meeting. The Planning Commission discussed the ordinance and potential changes to the ordinance including the A-2 zoning district creation. The Planning Commission then scheduled two listening sessions open to the public for June 26, 2025, and June 30, 2025.

The sessions held included discussion regarding the standards, the A-2 zoning district, and which properties would be rezoned to A-2. During the sessions there was a consensus that the A-2 district would be beneficial in directing cannabis and hemp businesses to specific locations in the township that

would be suited to a more commercial or industrial use and help mitigate potential nuisances and issues.

OVERVIEW OF PROPOSED STANDARDS

Summary of Changes from June 12, 2025, Draft Ordinance

- Establishment of A-2 Agriculture Business District
- Renaming of “A - Agriculture District” to “A-1 - Agriculture District”
- Establishing access and driveway standards
- Amending sign standards to apply to all cannabis and hemp uses
- Amending building materials and design to apply to all cannabis and hemp uses

Creation of A-2 Agriculture Business District

Due to the township having a single zoning district, the options to limit where cannabis and hemp uses are located are limited. The draft ordinance establishes the A-2 Agriculture Business District to establish areas where agricultural commercial, agricultural industrial, and uses required by preemption are allowed. The uses include the same uses as the A-1, renamed from “A” zoning district, but also allow the cannabis uses as interim uses. The existing zoning district would be renamed to “A-1 – Agricultural District” but would otherwise remain unchanged.

Some parcels within the township would need to be rezoned as A-2 for the township to be in compliance with statute and not establishing standards that would be prohibitive to establishing a cannabis use. The ordinance is recommended with the condition that the township act on parcels to be rezoned at the next possible meeting.

Access and Driveway Standards

Access and driveway standards are included for all uses within the township, with farm or field access roads being exempt. Additional standards are proposed for commercial and industrial land uses that require:

- Access is located off an improved pavement road.
- Access to lots shall be from the frontage of the lot.
- Shared driveways require access easements.
- Turning movements may be restricted based on roadway conditions.
- Driveways can be approved as an interim access to be phased out with a time limitation or conditions.

The Planning Commission may recommend these standards be amended for the Town Board’s consideration.

Cannabis and Hemp Standards

The proposed standards have been drafted based on the Minnesota Rules, chapter 9810, and to address potential concerns related to time, place, and manner as the zoning code is meant to regulate. The standards include:

- Setbacks for cannabis businesses that are the highest allowed by statute.
- Establishing standards for access and driveways.

- General standards that apply to all cannabis and hemp businesses that establish standards for setbacks, prohibiting on-site consumption, odors, screening, outdoor storage, exterior lighting, water and wastewater, off-street parking, signs, and building materials and design.
- Use specific standards for outdoor cultivation of cannabis-related to setbacks and security.
- Use specific standards for indoor cultivation of cannabis related to lighting.
- Use specific standards for cannabis delivery services related to parking and screening.
- Use specific standards for cannabis manufacturing related security.
- Use specific standards for cannabis microbusiness including consumption standards, hours of operation, and temporary cannabis events.
- Use specific standards for cannabis mezzobusiness including hours of operation, outdoor storage and display, and temporary cannabis events.
- Use specific standards for cannabis retail sales including hours of operation, outdoor storage and display, and temporary cannabis events.
- Use specific standards for wholesale cannabis sales including outdoor storage and display.
- Use specific standards for cannabis testing facilities related to security.
- Use specific standards for cannabis transporter related to parking and screening.
- Use specific standards for low potency hemp manufacturing related security.
- Use specific standards for low potency hemp sales including hours of operation, outdoor storage and display, and temporary cannabis events.

The ordinance amendment also establishes definitions related to cannabis and hemp uses and establishes all the uses as interim uses.

ANALYSIS

Staff Analysis

Staff believes the proposed standards will set standards for safe and effective operations.

Establishment of an A-2 District

Establishment of a new zoning district requires at least some property to be rezoned to the new zoning district. The public notice did not include rezoning any property, so any rezoning of property must occur at the next Planning Commission after appropriate notices have been issued.

The Planning Commission should discuss the proposed properties to be rezoned and provide direction to staff to prepare a map regarding the rezoning.

Staff also recommends sending notice to affected landowners, even if public notice requirements established by state statute do not require notice to property owners.

COMMISSION ACTION

Staff recommends the Planning Commission open the public hearing and receive any and all comments. Comments should not be responded to during the public hearing and can be further discussed during the discussion of the Planning Commission following the public hearing.

Name: Cannabis and Hemp Uses Zoning Standards

Date: July 10, 2025

Page: 4

Staff recommends the Planning Commission recommend approval of the attached ordinance establishing the A-2 Agriculture Business district, regulating access and driveways, and regulating cannabis and hemp businesses.

Attachments

- A. Draft Ordinance 2025-XX AN ORDINANCE ESTABLISHING THE A-2 AGRICULTURE BUSINESS DISTRICT, REGULATING ACCESS AND DRIVEWAYS, AND REGULATING CANNABIS AND HEMP BUSINESSES
- B. Zoning Map – Town of Greenvale
- C. Planning Commission “Cannabis and Hemp Uses Zoning Standards” Packet, dated June 12, 2025

**TOWN OF GREENVALE
COUNTY OF DAKOTA
STATE OF MINNESOTA**

ORDINANCE NO. _____

**AN ORDINANCE ESTABLISHING THE A-2 AGRICULTURE BUSINESS DISTRICT,
REGULATING ACCESS AND DRIVEWAYS, AND REGULATING CANNABIS AND
HEMP BUSINESSES**

The Town Board of Greenvale, Minnesota ordains:

Section 1 Amendment. The Town of Greenvale Zoning and Subdivision Ordinance SECTION 3 Definitions, shall be amended by adding the underlined text as follows:

Agriculture, Commercial Outdoor Cannabis: See “Cannabis cultivation”.

Agriculture, Commercial Indoor Cannabis: See “Cannabis cultivation”.

Cannabis Business: Any of the cannabis businesses defined by Minnesota Statute 324.01, subd. 14, as may be amended.

Cannabis Cultivation: A commercial 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.

Cannabis Cultivator: A cannabis business that conducts an operation pursuant to Minnesota Statutes Section 342.30, as may be amended. Cannabis cultivators are considered a commercial use for the purposes of this ordinance.

Cannabis Delivery Service: A cannabis business that conducts an operation pursuant to Minnesota Statute Section 341.41 and 342.42, as may be amended. Cannabis delivery service are considered a commercial use for the purposes of this ordinance.

Cannabis Manufacturer: A cannabis business that conducts an operation pursuant to Minnesota Statute Section 342.31, as may be amended. Cannabis manufacturer are considered an industrial use for the purposes of this ordinance.

Cannabis, Mezzobusiness: A cannabis business that conducts an operation pursuant to Minnesota Statute Section 342.29, as it may be amended. Cannabis mezzobusiness are considered a commercial or industrial use for the purposes of this ordinance.

Cannabis, Microbusiness: A cannabis business that conducts an operation pursuant to Minnesota Statute Section 342.28, as it may be amended. Cannabis microbusiness are considered a commercial or industrial use for the purposes of this ordinance.

Cannabis Sales, Retail: The sale of cannabis plants and seedlings, adult-use cannabis

flower, and adult use cannabis products directly to consumers. Retail cannabis sales are considered a commercial use for the purposes of this ordinance.

Cannabis Retailer: A cannabis business that conducts an operation pursuant to Minnesota Statutes Section 342.32, as may be amended. Cannabis retailers are considered a commercial use for the purposes of this ordinance.

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, and lower-potency hemp edible retailers. Cannabis retail businesses are considered a commercial use for the purposes of this ordinance.

Cannabis Sales, Wholesale: The sale of cannabis plants and seedlings, adult-use cannabis flower, and adult use cannabis products to another cannabis business. Wholesale cannabis sales are considered an industrial use for the purposes of this ordinance.

Cannabis Testing Facility: A cannabis business that conducts an operation pursuant to Minnesota Statute Section 342.37 and 342.38, as may be amended. Cannabis testing facilities are considered a commercial use for the purposes of this ordinance.

Cannabis Transporter: A cannabis business that conducts an operation pursuant to Minnesota Statute Section 342.35 and 342.36, as may be amended. Cannabis transporters are considered a commercial use for the purposes of this ordinance.

Cannabis Wholesaler: A cannabis business that conducts an operation pursuant to Minnesota Statutes Section 342.33 and 342.34, as may be amended. Cannabis wholesalers are considered an industrial use for the purposes of this ordinance.

Light Manufacturing, Lower-Potency Hemp Edible: A hemp business that conducts an operation pursuant to Minnesota Statute Section 342.45, as it may be amended. Lower-potency hemp edible light manufacturing is considered an industrial use for the purposes of this ordinance.

Lower-Potency Hemp Edible sales: The sale of lower-potency hemp edibles, that have been obtained from a licensed Minnesota cannabis microbusiness, cannabis mezzobusiness, cannabis manufacturer, cannabis wholesaler, or lower-potency hemp edible manufacturer, directly to consumers. Lower-potency hemp edible sales are considered a commercial use for the purposes of this ordinance.

Lower-Potency Hemp Manufacturer: A low potency hemp business that conducts an operation pursuant to Minnesota Statutes Section 342.45, as may be amended. Lower-potency hemp manufacturers are considered an industrial use for the purposes of this ordinance.

Lower-Potency Hemp Edible Retailer: A low potency hemp business that conducts an operation pursuant to Minnesota Statutes Section 342.46, as may be amended. Lower-potency hemp edible retailers are considered an commercial use for the purposes of this ordinance.

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.

Section 2 Amendment. The Town of Greenvale Zoning and Subdivision Ordinance SECTION 5 ZONING DISTRICTS, shall be amended by adding the underlined text as follows:

5.01 Establishment of Districts

For the purposes of this Ordinance, Greenvale Township is hereby divided into the following zoning districts:

A-1 Agriculture District

A-2 Agricultural Business District

S Shoreland Management Overlay District

F Floodplain Management Overlay District

5.02 A-1 - Agriculture District

A. Purpose. This district is primarily established to promote, maintain and enhance the use of land for agricultural purposes and to protect such land from encroachment by non-agricultural-related uses, structures or activities. Agricultural operations, which include the conduct of commonly-accepted agricultural practices, are considered a priority permitted use in this district.

B. Permitted Uses and Structures. The following uses are permitted in the A-1 - Agriculture District:

1. Agriculture
2. Indoor agriculture including but not limited to greenhouse , grow houses, and indoor farming such as aqua or hydroponics.
3. Feedlots as regulated by appropriate governing body (State of Mn/Dakota County)
4. Agricultural service establishments primarily engaged in performing agricultural animal husbandry or horticultural services on a fee or contract basis including corn shelling, hay baling, and thrashing; sorting, grading, and packing fruits and vegetables for the grower; agricultural produce milling and processing; horticultural services; fruit picking; grain cleaning; harvesting and plowing; farm equipment service and repair; veterinary services; personal horse keeping; and roadside stands for the sale of agricultural produce grown primarily on the site.

5. Single Family Dwelling at a density not exceeding one (1) home per quarter-quarter section.
 6. Single Family Dwelling clustering is allowed subject to the requirements of Section 5.04 F Transfer of Development Rights and at a density not exceeding four (4) homes per quarter-quarter section.
 7. State licensed residential facilities serving six (6) or fewer persons per Minn. Stat. §§ 462.357 Subd. 7.
 8. State licensed nursery schools or day care facilities service twelve (12) or fewer persons operated at a single family residence per Minn. Stat. §§ 462.357 Subd. 7.
 9. Group family daycare facilities established under Minn. Rules, Parts 9502.0315 to 9502.0445, as amended, to serve fourteen or fewer persons per Minn. Stat. §§ 462.357 Subd. 7.
 10. Personal storage buildings.
 11. Home occupations subject to the performance standards in Section 4.05 (A).
 12. Temporary excavations and mineral extraction, subject to the performance standards in Section 7.14
- C. Accessory Uses. The following uses are permitted accessory in the A-1 – Agricultural District:
1. Driveways, private garages, parking spaces, or carports for personal use.
 2. Personal horse or animal boarding.
 3. Private swimming pools, sport courts decks, patios, fire pits, gazebos, swimming pools, and TV antennae.
 4. Temporary dwellings as allowed per Section 4.07 of this Ordinance.
 5. External Solid Fuel-Fired Heating Devices per Section 4.14.
 6. Storage of Liquid Propane or other Liquid Gas Fuels per Section 4.15.
 7. Photovoltaic (Solar) Systems per Section 4.16.
- D. Conditional Uses. The following uses may be allowed in the A-1 – Agricultural District, subject to the conditions for issuing a conditional use permit:
1. Government buildings and facilities.
 2. Places of worship or cemeteries.

3. Commercial or Public Recreation including parks.
4. Schools.
5. Agricultural service establishments primarily engaged in performing agricultural animal husbandry or horticultural services on a fee or contract basis including crop dusting, commercial boarding and training of horses, commercial hunting and trapping, and the operation of game reservations.
6. Public utility, public service structures, and other utility lines, including but not limited to: overhead and underground wires, conduits and pipes for the transmission of electricity, crude petroleum, oil, gasoline, natural and artificial gas and other petroleum products (but not including direct service lines from a main line to a consumer and not including a main line to which the service is connected), distribution substations, gas regulator stations, communications equipment buildings, pumping stations and other utility structures.
7. Communications towers and antennae, subject to Section 4.19.
8. Wind energy conversion systems, subject to Section 4.20.
9. Wholesale Solar Uses

E. Interim Uses. The following uses may be allowed in the A-1 – Agricultural District, subject to the conditions for issuing an interim use permit:

1. Home occupations as defined and subject to the standards in Section 4.05 (B).
2. Temporary farm dwellings for the purpose of providing living accommodations for farm workers subject to the following:
 - a. The applicant shall provide a signed statement identifying the farm activity that requires additional farm workers or the health limitations of the family member.
 - b. The dwelling must be removed when no longer used by the farm worker.
 - c. The temporary dwelling shall be accessory and not the primary residence on the farm.
 - d. The temporary dwelling shall meet all minimum building size and setback standards.
 - e. The property owner shall provide the Township with an escrow to cover the cost of removal of the

manufactured home in the event the property owner does not remove the manufactured home when it is no longer used for housing hired workers,

3. Temporary equipment placement and/or operations, such as a bituminous plant, or contractors' yard, for highway/road construction.
4. Uses not listed as permitted or conditional in the A-1 - Agricultural District may be allowed with an Interim Use Permit.
5. Kennels, subject to the following standards:
 - a. The minimum size for such a facility shall be five (5) acres.
 - b. The facility shall be located five hundred (500) feet from any neighboring residential property, except that of the owner.
 - c. Confinement and shelter shall be provided through the use of fences and structures in compliance with Minnesota Animal Welfare Statutes.
 - d. Indoor facilities shall provide adequate heating, ventilation and lighting.
 - e. Outdoor facilities shall provide shelter from the elements, including sunlight, rain, snow and cold weather.
 - f. Each large adult animal shall be provided with a separate fenced run of at least thirty-six (36) square feet that shall be located at least one-hundred (100) feet from any property line.

6. Bed and Breakfast

F. Transfer of Residential Development Rights

Within the A-1 -Agriculture District, the transfer of residential development rights is allowed from one parcel to another, subject to the provisions of this Section.

1. Residential Development Right

A "residential development right" as described in this Section is the entitlement of a residential dwelling unit. Residential dwellings are permitted at a maximum density of one dwelling per quarter-quarter section. The Planning Commission and Town Board shall verify that any party wishing to transfer a residential development right has such an entitlement eligibility.

Lands encumbered by surface water (shoreland overlay), wetlands, floodplain (floodplain overlay), easements or other legal encumbrances, shall be considered as land suitable for development rights transfer purposes. NOTE: The number of development rights may exceed the maximum allowed density and is not a building permit. Permits will only be issued on parcels meeting the density requirements of the zoning district.

2. Residential Development Rights Transfer

Any party wishing to convey a residential development right to another party may do so as a private transaction subject to the conditions and requirements of this Section.

3. Eligible Development Rights Transfer

Development rights may be transferred from one parcel to another within the A-1 Agriculture District subject to the following conditions and requirements:

- a. The Planning Commission and Town Board must verify the eligibility of the residential development right to be transferred.
- b. A Development Rights Transfer Agreement must be executed by the applicant and recorded against the property from which the transfer of a residential building right is allowed.

4. Recording of the Residential Development Rights Transfer

A Residential Development Rights Transfer Agreement prepared by the Township must be executed by the applicant and submitted to the Town Board for review, approval, and recording. The Residential Development Rights Transfer Agreement will legally identify the property involved in the transfer and note the elimination or loss of residential development rights on said property. The Agreement will also identify the property on which the development right will be assigned.

5. Fee and Reimbursement of Out-Of-Pocket Expenses

The applicant for a transfer of building rights shall pay a fee as per adopted fee schedule of the township.

5.03 A-2 - Agriculture Business District

- A. Purpose. This district is primarily established to promote, maintain and enhance the use of land for agricultural purposes and to allow for limited commercial uses, structures, and activity that is agricultural in

nature or allowed by preemption. protect such land from encroachment by non-agricultural-related uses, structures or activities..

B. Permitted Uses and Structures. The following uses are permitted in the A-2 - Agriculture Business District:

1. Agriculture
2. Indoor agriculture including but not limited to greenhouse , grow houses, and indoor farming such as aqua or hydroponics.
3. Feedlots as regulated by appropriate governing body (State of Mn/Dakota County)
4. Agricultural service establishments primarily engaged in performing agricultural animal husbandry or horticultural services on a fee or contract basis including corn shelling, hay baling, and thrashing; sorting, grading, and packing fruits and vegetables for the grower; agricultural produce milling and processing; horticultural services; fruit picking; grain cleaning; harvesting and plowing; farm equipment service and repair; veterinary services; personal horse keeping; and roadside stands for the sale of agricultural produce grown primarily on the site.
5. Single Family Dwelling at a density not exceeding one (1) home per quarter-quarter section.
6. Single Family Dwelling clustering is allowed subject to the requirements of Section 5.04 F Transfer of Development Rights and at a density not exceeding four (4) homes per quarter-quarter section.
7. State licensed residential facilities serving six (6) or fewer persons per Minn. Stat. §§ 462.357 Subd. 7.
8. State licensed nursery schools or day care facilities service twelve (12) or fewer persons operated at a single family residence per Minn. Stat. §§ 462.357 Subd. 7.
9. Group family daycare facilities established under Minn. Rules, Parts 9502.0315 to 9502.0445, as amended, to serve fourteen or fewer persons per Minn. Stat. §§ 462.357 Subd. 7.
10. Personal storage buildings.
11. Home occupations subject to the performance standards in Section 4.05 (A).
12. Temporary excavations and mineral extraction, subject to the performance standards in Section 7.14

C. Accessory Uses. The following uses are permitted accessory in the A-

2 - Agriculture Business District:

1. Driveways, private garages, parking spaces, or carports for personal use.
2. Personal horse or animal boarding.
3. Private swimming pools, sport courts decks, patios, fire pits, gazebos, swimming pools, and TV antennae.
4. Temporary dwellings as allowed per Section 4.07 of this Ordinance.
5. External Solid Fuel-Fired Heating Devices per Section 4.14.
6. Storage of Liquid Propane or other Liquid Gas Fuels per Section 4.15.
7. Photovoltaic (Solar) Systems per Section 4.16.

D. Conditional Uses. The following uses may be allowed in the A-2 - Agriculture Business District, subject to the conditions for issuing a conditional use permit:

1. Government buildings and facilities.
2. Places of worship or cemeteries.
3. Commercial or Public Recreation including parks.
4. Schools.
5. Agricultural service establishments primarily engaged in performing agricultural animal husbandry or horticultural services on a fee or contract basis including crop dusting, commercial boarding and training of horses, commercial hunting and trapping, and the operation of game reservations.
6. Public utility, public service structures, and other utility lines, including but not limited to: overhead and underground wires, conduits and pipes for the transmission of electricity, crude petroleum, oil, gasoline, natural and artificial gas and other petroleum products (but not including direct service lines from a main line to a consumer and not including a main line to which the service is connected), distribution substations, gas regulator stations, communications equipment buildings, pumping stations and other utility structures.
7. Communications towers and antennae, subject to Section 4.19.
8. Wind energy conversion systems, subject to Section 4.20.
9. Wholesale Solar Uses

- E. Interim Uses. The following uses may be allowed in the A-2 - Agriculture Business District, subject to the conditions for issuing an interim use permit:
1. Agriculture, Commercial Outdoor Cannabis.
 2. Agriculture, Commercial Indoor Cannabis.
 3. Bed and Breakfast
 4. Cannabis Delivery Service.
 5. Cannabis, Low Potency Hemp Manufacturer.
 6. Cannabis Microbusiness.
 7. Cannabis Mezzobusiness.
 8. Cannabis Sales, Low Potency Hemp Sales, Retail.
 9. Cannabis Sales, Wholesale.
 10. Cannabis Testing Facility.
 11. Cannabis Transporter.
 12. Home occupations as defined and subject to the standards in Section 4.05 (B).
 13. Kennels, subject to the following standards:
 - a. The minimum size for such a facility shall be five (5) acres.
 - b. The facility shall be located five hundred (500) feet from any neighboring residential property, except that of the owner.
 - c. Confinement and shelter shall be provided through the use of fences and structures in compliance with Minnesota Animal Welfare Statutes.
 - d. Indoor facilities shall provide adequate heating, ventilation and lighting.
 - e. Outdoor facilities shall provide shelter from the elements, including sunlight, rain, snow and cold weather.
 - f. Each large adult animal shall be provided with a separate fenced run of at least thirty-six (36) square feet that shall be located at least one-hundred (100) feet from any property line.
 14. Temporary farm dwellings for the purpose of providing living accommodations for farm workers subject to the following:
 - a. The applicant shall provide a signed statement identifying the farm activity that requires additional farm workers or the health limitations of the family member.

- b. The dwelling must be removed when no longer used by the farm worker.
 - c. The temporary dwelling shall be accessory and not the primary residence on the farm.
 - d. The temporary dwelling shall meet all minimum building size and setback standards.
 - e. The property owner shall provide the Township with an escrow to cover the cost of removal of the manufactured home in the event the property owner does not remove the manufactured home when it is no longer used for housing hired workers.
15. Temporary equipment placement and/or operations, such as a bituminous plant, or contractors' yard, for highway/road construction.
16. Uses not listed as permitted or conditional in the A-1 - Agricultural District may be allowed with an Interim Use Permit.
- F. Transfer of Residential Development Rights
Within the A-2 - Agriculture Business District, the transfer of residential development rights is allowed from one parcel to another, subject to the provisions of this Section.
1. Residential Development Right
A "residential development right" as described in this Section is the entitlement of a residential dwelling unit. Residential dwellings are permitted at a maximum density of one dwelling per quarter-quarter section. The Planning Commission and Town Board shall verify that any party wishing to transfer a residential development right has such an entitlement eligibility. Lands encumbered by surface water (shoreland overlay), wetlands, floodplain (floodplain overlay), easements or other legal encumbrances, shall be considered as land suitable for development rights transfer purposes. NOTE: The number of development rights may exceed the maximum allowed density and is not a building permit. Permits will only be issued on parcels meeting the density requirements of the zoning district.
 2. Residential Development Rights Transfer
Any party wishing to convey a residential development right to another party may do so as a private transaction subject to the conditions and requirements of this Section.

15. Temporary equipment placement and/or operations, such as a bituminous plant, or contractors' yard, for highway/road construction.

16. Uses not listed as permitted or conditional in the A-1 -
Agricultural District may be allowed with an Interim Use Permit.

F. Transfer of Residential Development Rights

Within the A-2 - Agriculture Business District, the transfer of residential development rights is allowed from one parcel to another, subject to the provisions of this Section.

1. Residential Development Right

A “residential development right” as described in this Section is the entitlement of a residential dwelling unit. Residential dwellings are permitted at a maximum density of one dwelling per quarter-quarter section. The Planning Commission and Town Board shall verify that any party wishing to transfer a residential development right has such an entitlement eligibility. Lands encumbered by surface water (shoreland overlay), wetlands, floodplain (floodplain overlay), easements or other legal encumbrances, shall be considered as land suitable for development rights transfer purposes. NOTE: The number of development rights may exceed the maximum allowed density and is not a building permit. Permits will only be issued on parcels meeting the density requirements of the zoning district.

2. Residential Development Rights Transfer

Any party wishing to convey a residential development right to another party may do so as a private transaction subject to the conditions and requirements of this Section.

3. Eligible Development Rights Transfer
Development rights may be transferred from one parcel to another within the A-2 - Agriculture Business District subject to the following conditions and requirements:
 - a. The Planning Commission and Town Board must verify the eligibility of the residential development right to be transferred.
 - b. A Development Rights Transfer Agreement must be executed by the applicant and recorded against the property from which the transfer of a residential building right is allowed.
4. Recording of the Residential Development Rights Transfer
A Residential Development Rights Transfer Agreement prepared by the Township must be executed by the applicant and submitted to the Town Board for review, approval, and recording. The Residential Development Rights Transfer Agreement will legally identify the property involved in the transfer and note the elimination or loss of residential development rights on said property. The Agreement will also identify the property on which the development right will be assigned.
5. Fee and Reimbursement of Out-Of-Pocket Expenses
The applicant for a transfer of building rights shall pay a fee as per adopted fee schedule of the township.

Section 3 Amendment. The Town of Greenvale Zoning and Subdivision Ordinance SECTION 7 PERFORMANCE STANDARDS, shall be amended by adding the underlined text as follows:

7.15 Access and Driveways

- A. The standards within this section shall not apply to farm or field access roads.
- B. No driveway shall be located within a turn lane to a public road or another private driveway.
- C. On undivided roads, driveways on opposing sides of the road shall be aligned with one another or separated to the extent practicable as determined by the Township Engineer.
- D. Access and Driveways Serving Commercial or Industrial Uses
 1. Access serving commercial or industrial uses shall be on an improved pavement road.
 2. Access to the lot shall be from the frontage of the lot.
 3. A shared driveway located on the common lot line and/or a cross access easement

may be required for commercial access on lots. When required to provide a shared driveway or cross access easement, the subdivider shall record an easement to allow cross access to and from the lots served by the shared driveway and a joint maintenance agreement defining the maintenance responsibilities of the property owners.

4. Turning movements to and from a driveway may be restricted at the time of construction or at a future date based upon existing or anticipated roadway conditions.
5. A driveway may be approved as an interim access to be phased out at a future time or condition.

7.16 Cannabis and Hemp Businesses

A. Cannabis and Hemp Businesses. All cannabis and hemp businesses shall meet the following standards:

1. Must be licensed by the State of Minnesota and in compliance with the standards set by the Office of Cannabis Management
2. Cannabis Business Buffer Required:
 - a. The Town of Greenvale shall prohibit the operation of a cannabis business within 1,000 feet of a school.
 - b. The Town of Greenvale shall prohibit the operation of a cannabis business within 500 feet of a daycare.
 - c. The Town of Greenvale shall prohibit the operation of a cannabis business within 500 feet of a residential treatment facility.
 - d. The Town of Greenvale 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.
 - e. Pursuant to Minn. Stat. 462.357 subd. 1e, nothing in this Section 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, or attraction within a public park that is regularly used by minors moves within the minimum buffer zone.
3. No onsite consumption is permitted, except where described below.
4. The use must meet all other standards established for the relevant zoning district as required by this ordinance.
5. The facility shall not produce noxious or nuisance causing odors, subject to the following conditions:
 - a. The facility 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.
 - b. Growing cannabis must comply with all applicable laws and shall not

- produce noxious or dangerous gases or odors or otherwise create a danger to any person or entity in or near the facilities.
- c. 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.
 - d. An odor maintenance plan must be submitted to the Township and approved by the Town Board
6. All mechanical and odor suppression equipment and trash enclosures must be screened in a manner that protects adjacent properties from visual impacts and noise levels.
7. Outdoor storage of containers, pallets, waste/recycle containers, etc. is prohibited.
8. Exterior lighting shall meet the following standards:
- a. Any lighting used to illuminate an off-street parking area, structure or area must be arranged as to deflect light away from any adjoining residential property or from the public street.
 - b. The light source must be hooded or controlled so as not to light adjacent property in excess of the maximum intensity as defined throughout this Section. Bare light bulbs are not permitted in view of adjacent property or public right of way.
 - c. No light source or combination thereof which casts light on a public street may exceed 1 foot candle meter reading as measured from the centerline of said street nor shall any light source or combination thereof which casts light on adjacent property exceed 0.4 foot candles as measured at the property line.
9. Water and Wastewater
- a. Management of wastewater shall be in accordance with the Office of Cannabis Management, Minnesota Pollution Control Agency, or local ordinances. Where multiple standards exist, the more restrictive of the standards shall apply.
 - b. Water use within the site shall be designed to maximize the amount of water reuse possible.
10. Off-street Parking
- a. Parking shall be provided based on the average for the use, or closest related used as determined by the Town Board, established in manuals prepared by the American Planning Association and the Institute of Transportation Engineers.
 - b. Be provided on an improved surface of either asphalt, concrete, or similar material recommended by the Township Engineer.
11. Signs
- a. A maximum of two fixed signs, including freestanding and wall signs, are

permitted per site.

b. Sign Area

- i. Sign area shall mean for the purposes of this section, the entire area within a continuous perimeter enclosing the extreme limits of such sign. Such perimeter shall not include any structural elements lying outside of such sign and not forming an integral part or border of the sign.
 - ii. The total square footage of permanent sign area for each lot may not exceed one square foot of sign area for each lineal foot of building front, up to a maximum of 200 square feet.
- c. Allowed signs include monument signs, wall signs, and window signs.
- d. Exterior wall, window, and monument signage shall not depict a cannabis flower, cannabis product, hemp edibles, hemp derived edible consumer product or the like.
- e. Monument signs shall not exceed six feet in height.
- f. Additionally, a business logo containing the above depictions shall not be displayed as part of any exterior signage.
- g. 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.

12. Building Materials and Design

- a. Cannabis and Hemp businesses must be designed to appear like traditional agricultural structures and must be consistent with the character of the area.

B. Agriculture, Commercial Outdoor Cannabis. As a principal or accessory use, commercial outdoor cannabis uses are subject to the additional following standards:

1. Must be licensed by the State of Minnesota as a Cannabis Cultivator and in compliance with the standards set by the Office of Cannabis Management.
2. Any area used to cultivate or grow cannabis must meet the structure setbacks of the relevant zoning district.
3. Any area where cannabis is grown, handled, or packaged shall be completely fenced as required by the Office of Cannabis Management and equipped with an emergency key box.

C. Agriculture, Commercial Indoor Cannabis. As a principal or accessory use, commercial indoor cannabis uses are subject to the additional following standards:

1. Must be licensed by the State of Minnesota as a Cannabis Cultivator and in compliance with the standards set by Minnesota Statutes, Minnesota Rules, and the Office of Cannabis Management.
2. The facility shall be secured as required by Minnesota Statutes, Minnesota Rules,

and the Office of Cannabis Management.

3. Lighting within a greenhouse is permitted between the hours of 4:30 a.m. and 10:00 p.m.

D. Cannabis Delivery Service. Cannabis delivery services are allowed as an accessory use to a cannabis retail sales use or a lower potency hemp retail use and are subject to the additional following standards:

1. Must be licensed by the State of Minnesota as a Cannabis Delivery Service and in compliance with the standards set by the Office of Cannabis Management.
2. Fleet vehicle parking will be permitted outside of the principal structure but may not occupy parking spaces required for employees or customers.
3. Fleet vehicle parking must be screened from public street and adjacent dwellings.
4. Fleet vehicle parking may not occupy any required parking spaces.
5. All delivery and loading areas must be screened from view of the public street or adjacent properties.

E. Cannabis, Manufacturer. As a principal use, cannabis manufacturing uses are subject to the additional following standards:

1. Must be licensed by the State of Minnesota as a Cannabis Manufacturer and in compliance with the standards set by Minnesota Statutes, Minnesota Rules, and the Office of Cannabis Management.
2. Any area where cannabis is handled or packaged shall be completely fenced as required by the Office of Cannabis Management and equipped with an emergency key box.

F. Cannabis Microbusiness. As a principal use, cannabis microbusiness uses are subject to the additional following standards:

1. Must be licensed by the State of Minnesota as a Cannabis Microbusiness and in compliance with the standards set by the Office of Cannabis Management.
2. Microbusinesses with a state license retail endorsement must be registered with Dakota County.
3. Hours of operation are limited to 10:00 AM to 9:00 PM.
4. On-site consumption is permitted pursuant to Minn. Stat. Section 342.28 subject to the following:
 - a. The consumption area shall be entirely indoors.
 - b. The square footage of the consumption area shall not exceed 10% of the occupied premises.
 - c. Food and beverage shall not be prepared or sold on-site.
 - d. Live entertainment shall not be permitted.
5. Temporary Cannabis events may be permitted administratively for retail locations not in violation of Township ordinances.

- G. Cannabis Mezzobusiness. As a principal use, cannabis microbusiness uses are subject to the additional following standards:
1. Must be licensed by the State of Minnesota as a Cannabis Mezzobusiness and in compliance with the standards set by the Office of Cannabis Management.
 2. Mezzobusinesses with a state license retail endorsement must be registered with Dakota County.
 3. Hours of operation are limited to 10:00 AM to 9:00 PM.
 4. No outdoor storage or display of equipment or merchandise is permitted. Outdoor storage of vehicles associated with the use may be permitted with an interim use permit issued in accordance with 7.09 of this ordinance.
 5. Temporary Cannabis events may be permitted administratively for retail locations not in violation of Township ordinances.
- H. Cannabis Sales, Retail. As a principal or accessory use, retail cannabis and/or low potency hemp sales are subject to the additional following standards:
1. Must be licensed by the State of Minnesota as Cannabis Retailer or a Microbusiness or Mezzobusiness with a retail endorsement, and in compliance with the standards set by the Office of Cannabis Management.
 2. Must be registered with the Dakota County.
 3. Hours of operation are limited to 10:00 AM to 9:00 PM.
 4. No outdoor storage or display of equipment or merchandise is permitted. Outdoor storage of vehicles associated with the use may be permitted with an interim use permit issued in accordance with 7.09 of this ordinance.
 5. Temporary Cannabis events may be permitted administratively for retail locations not in violation of Township ordinances.
- I. Cannabis Sales, Wholesale. As a principal use, wholesale cannabis sales are subject to the additional following standards:
1. Must be licensed by the State of Minnesota as a Cannabis Wholesaler and in compliance with the standards set by the Office of Cannabis Management.
 2. No outdoor storage or display of equipment or merchandise is permitted. Outdoor storage of vehicles associated with the use may be permitted with an interim use permit issued in accordance with 7.09 of this ordinance.
- J. Cannabis Testing Facility. As a principal or accessory use, cannabis testing facilities are subject to the additional following standards:
1. Must be licensed by the State of Minnesota as a Cannabis Testing Facility and in compliance with the standards set by Minnesota Statutes, Minnesota Rules, and the Office of Cannabis Management.
 2. The facility shall be secured as required by Minnesota Statutes, Minnesota Rules, and the Office of Cannabis Management.
- K. Cannabis Transporter. Cannabis transporters are allowed as an accessory use to a cannabis wholesale establishment, a cannabis manufacturer, or a lower potency hemp

manufacturer, subject to the same standards as Cannabis Delivery Service in this ordinance and must be licensed by the State of Minnesota as a Cannabis Transporter and in compliance with the standards set by the Office of Cannabis Management.

L. Low Potency Hemp Manufacturer. As a principal or accessory use, retail low potency hemp manufacturing uses are subject to the additional following standards:

1. Must be licensed by the State of Minnesota as a Low Potency Hemp Manufacturer and in compliance with the standards set by Minnesota Statutes, Minnesota Rules, and the Office of Cannabis Management.
2. Any area where cannabis is handled or packaged shall be completely fenced as required by the Office of Cannabis Management and equipped with an emergency key box.

M. Low Potency Hemp Sales, Retail. As a principal or accessory use, retail low potency hemp sales are subject to the additional following standards:

1. Must be licensed by the State of Minnesota as a Cannabis Retailer, Lower Potency Hemp Retailer, or a Microbusiness or Mezzobusiness with a retail endorsement, and in compliance with the standards set by the Office of Cannabis Management.
2. Must be registered with the Dakota County.
3. Hours of operation are limited to 10:00 AM to 9:00 PM.
4. No outdoor storage or display of equipment or merchandise is permitted. Outdoor storage of vehicles associated with the use may be permitted with an interim use permit issued in accordance with 7.09 of this ordinance.
5. Temporary Cannabis events may be permitted administratively for retail locations not in violation of Township ordinances.

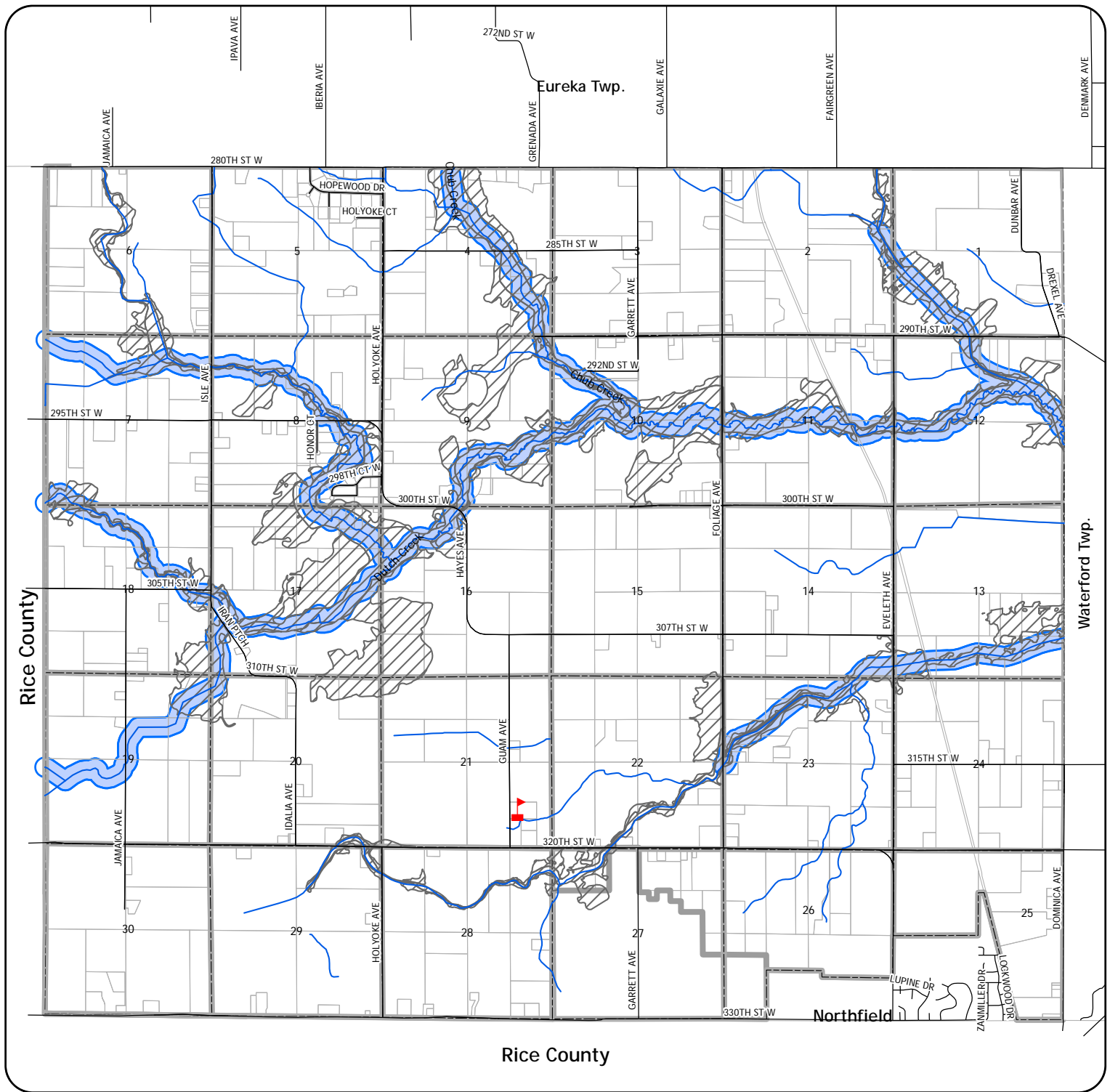
Section 4 Effective Date. This ordinance shall be effective immediately upon its adoption and publication.

Adopted this ____ day of _____, 2025.

Town Chair

ATTEST:

Town Clerk




Zoning Map

Greenvale Township

Dakota County, MN

0 0.125 0.25 0.5 0.75 1 Miles

 A - Agriculture Preservation District

 300' Shoreland Overlay

 Floodplain Overlay

 River or stream

 Town Hall

 Resource
Strategies
Corporation

Source: Dakota County GIS

August 2011



Real People. Real Solutions.

3507 High Point Drive North
Bldg. 1 Suite E130
Oakdale, MN 55128

Ph: (651) 704-9970
Bolton-Menk.com

MEMORANDUM

Date: June 12, 2025
To: Chair Malecha and Members of the Planning Commission of Greenvale Township
From: T.J. Hofer, Consultant Town Planner
Subject: Cannabis and Hemp Uses Zoning Standards
Greenvale Township
Project No.: OT6. 130503

In 2023 and 2024, cannabis was legalized for recreational use and the sale, possession, use, and growth of cannabis was decriminalized. The Office of Cannabis Management was established to oversee licensing of cannabis and hemp businesses as well as establish rules and standards for the use of facilities that will deal with cannabis and hemp.

BACKGROUND

As part of the legalization of cannabis, the State created the Office of Cannabis Management (OCM). The rules for cannabis and hemp businesses were published in the State Register on April 14, 2025, and the OCM is currently in the process of reviewing and issuing licenses.

The OCM rules addresses many of the operational challenges related to cannabis such as security, testing, and tracking product through the commercial businesses. There are gaps left by the OCM's first draft that need to be addressed by local municipalities such as setbacks, odor control, screening, and nuisances.

State statute allows for local units of government to 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. The zoning ordinance is specifically used to control for the time, place, and manner of various uses and must be amendment to include standards for cannabis and hemp businesses if the township wishes to have specific standards for these uses.

Cannabis retail businesses are required to register with local government units. Greenvale has delegated this authority to Dakota County; however, the township has maintained the right to adopt standards regarding the time, place, and manner of operation of cannabis and hemp businesses.

OVERVIEW OF PROPOSED STANDARDS

The proposed standards have been drafted based on the Minnesota Rules, chapter 9810, and to address potential concerns related to time, place, and manner as the zoning code is meant to regulate. The standards include:

- Setbacks for cannabis and hemp businesses that are the highest allowed by statute.
- General standards that apply to all cannabis and hemp businesses that establish standards for setbacks, prohibiting on-site consumption, odors, screening, outdoor storage, exterior lighting, water and wastewater, and off-street parking.

- Use specific standards for outdoor cultivation of cannabis-related to setbacks and security.
- Use specific standards for indoor cultivation of cannabis related to lighting.
- Use specific standards for cannabis delivery services related to parking, screening, and signs.
- Use specific standards for cannabis and low potency hemp manufacturer of cannabis related setbacks and security.
- Use specific standards for cannabis microbusiness including consumption standards, hours of operation, signs, and temporary cannabis events.
- Use specific standards for cannabis mezzobusiness including hours of operation, signs, outdoor storage and display, and temporary cannabis events.
- Use specific standards for cannabis and low potency retail sales including hours of operation, signs, outdoor storage and display, and temporary cannabis events.
- Use specific standards for wholesale cannabis sales including signs and outdoor storage and display.
- Use specific standards for cannabis testing facilities related to lighting.
- Use specific standards for cannabis transporter related to parking, screening, and signs.

The ordinance amendment also establishes definitions related to cannabis and hemp uses and establishes all the uses as interim uses.

ANALYSIS

Staff Analysis

Staff believes the proposed standards will set standards for safe and effective operations. The Township Attorney has identified an alternative to amending the existing A – Agricultural District.

Establishment of an A-2 District

Due to the township having a single zoning district, the options to limit where cannabis and hemp uses are located are limited. It may be in the townships' interest to develop another zoning district to assist with locating businesses in specific areas. The Township Attorney has provided an option to create a new zoning district such as "A-2 - Agricultural Business District" that would include the same uses as the A zoning district but allow the cannabis uses as interim uses. The existing zoning district would be renamed to "A-1 – Agricultural District" would remain as it is within the code.

If the township were to do this, some parcels within the township would need to be rezoned as A-2 for the township to be in compliance with statute and not establishing standards that would be prohibitive to establishing a cannabis use.

The Zoning and Subdivision Ordinance states, "Uses not listed as permitted or conditional in the A-Agricultural District may be allowed with an Interim Use Permit." While this prevents any cannabis or hemp use being able to establish in the township by right, without specific standards in the ordinance conditions related to the interim use permit would be limited to potential nuisances. Even if the township were to establish the A-2 district described above, this standard could still allow cannabis and hemp uses in the original Agricultural District.

Daycare and School Definitions

Staff is aware of prior questions regarding what is considered a school or daycare for the purposes of determining buffers. Day care facility is defined within the ordinance as, “A licensed day care facility serving 12 or fewer persons, or a group family licensed day care facility serving 14 or fewer children.”

A definition for schools has been added to the draft amendment. This definition references definitions established in statute. This definition would not include homeschooling as a “school.” Notably, the ordinance currently only allows schools with a conditional use permit. If homeschooling is considered a “school” use, it would require a conditional use permit. The act of homeschooling is considered an accessory use to a residential dwelling.

COMMISSION ACTION

Staff is requesting feedback on the proposed standards to prepare an ordinance amendment to the Zoning and Subdivision Ordinance. The Planning Commission should discuss:

- The proposed standard for various cannabis and hemp businesses.
- Any concerns regarding the setbacks from schools, daycares, residential facilities, and park equipment.
- The possibility of an “A-2 – Agricultural Business District” and general areas to be included in the district.

Staff anticipates the language to be presented to the Town Board at the June 19, 2025, meeting, and a public hearing for the amendment at the July 20, 2025, Planning Commission meeting.

Attachments

- A. Draft Ordinance 2025-XX Standards for Cannabis Uses
- B. Zoning Map – Town of Greenvale
- C. [A Guide for Local Governments on Adult-Use Cannabis and Lower Potency Hemp Edible Licenses](#) (link only)
- D. [State Register Volume 49, Number 42, April 14, 2025](#) (link only)

**TOWN OF GREENVALE
COUNTY OF DAKOTA
STATE OF MINNESOTA**

ORDINANCE NO. _____

**AN ORDINANCE REGULATING THE POSSESSION, SALE, AND CONSUMPTION
OF CANNABIS**

The Town Board of Greenvale, Minnesota ordains:

Section 1 Amendment. The Town of Greenvale Zoning and Subdivision Ordinance SECTION 3 Definitions, shall be amended by adding the underlined text as follows:

Agriculture, Commercial Outdoor Cannabis: See “Cannabis cultivation”.

Agriculture, Commercial Indoor Cannabis: See “Cannabis cultivation”.

Cannabis Business: Any of the cannabis businesses defined by Minnesota Statute 324.01, subd. 14, as may be amended.

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.

Cannabis Cultivator: A cannabis business that conducts an operation pursuant to Minnesota Statutes Section 342.30, as may be amended.

Cannabis Delivery Service: A cannabis business that conducts an operation pursuant to Minnesota Statute Section 341.41 and 342.42, as may be amended.

Cannabis Manufacturer: A cannabis business that conducts an operation pursuant to Minnesota Statute Section 342.31, as may be amended.

Cannabis, Mezzobusiness: A cannabis business that conducts an operation pursuant to Minnesota Statute Section 342.29, as it may be amended.

Cannabis, Microbusiness: A cannabis business that conducts an operation pursuant to Minnesota Statute Section 342.28, as it may be amended.

Cannabis Sales, Retail: The sale of cannabis plants and seedlings, adult-use cannabis flower, and adult use cannabis products directly to consumers.

Cannabis Retailer: A cannabis business that conducts an operation pursuant to Minnesota Statutes Section 342.32, as may be amended.

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, and

lower-potency hemp edible retailers.

Cannabis Sales, Wholesale: The sale of cannabis plants and seedlings, adult-use cannabis flower, and adult use cannabis products to another cannabis business.

Cannabis Testing Facility: A cannabis business that conducts an operation pursuant to Minnesota Statute Section 342.37 and 342.38, as may be amended.

Cannabis Transporter: A cannabis business that conducts an operation pursuant to Minnesota Statute Section 342.35 and 342.36, as may be amended.

Cannabis Wholesaler: A cannabis business that conducts an operation pursuant to Minnesota Statutes Section 342.33 and 342.34, as may be amended.

Light Manufacturing, Lower-Potency Hemp Edible: A hemp business that conducts an operation pursuant to Minnesota Statute Section 342.45, as it may be amended.

Lower-Potency Hemp Edible sales: The sale of lower-potency hemp edibles, that have been obtained from a licensed Minnesota cannabis microbusiness, cannabis mezzobusiness, cannabis manufacturer, cannabis wholesaler, or lower-potency hemp edible manufacturer, directly to consumers.

Lower-Potency Hemp Manufacturer: A low potency hemp business that conducts an operation pursuant to Minnesota Statutes Section 342.45, as may be amended.

Lower-Potency Hemp Edible Retailer: A low potency hemp business that conducts an operation pursuant to Minnesota Statutes Section 342.46, as may be amended.

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.

Section 2 Amendment. The Town of Greenvale Zoning and Subdivision Ordinance SECTION 5 ZONING DISTRICTS 5.04 A – Agriculture District, shall be amended by adding the underlined text as follows:

E. Interim Uses. The following uses may be allowed in the A – Agricultural District, subject to the conditions for issuing an interim use permit:

7. Agriculture, Commercial Outdoor Cannabis.
8. Agriculture, Commercial Indoor Cannabis.
9. Cannabis Delivery Service.
10. Cannabis, Low Potency Hemp Manufacturer.
11. Cannabis Microbusiness.
12. Cannabis Mezzobusiness.
13. Cannabis Sales, Low Potency Hemp Sales, Retail.
14. Cannabis Sales, Wholesale.
15. Cannabis Testing Facility.
16. Cannabis Transporter.

Section 3 Amendment. The Town of Greenvale Zoning and Subdivision Ordinance SECTION 7 PERFORMANCE STANDARDS, shall be amended by adding the underlined text as follows:

7.15 Cannabis and Hemp Businesses

- A. Cannabis and Hemp Businesses. Generally, all cannabis and hemp businesses shall meet the following standards:
1. Must be licensed by the State of Minnesota and in compliance with the standards set by the Office of Cannabis Management
 2. Buffer Required:
 - a. The Town of Greenvale shall prohibit the operation of a cannabis business within 1,000 feet of a school.
 - b. The Town of Greenvale shall prohibit the operation of a cannabis business within 500 feet of a daycare.
 - c. The Town of Greenvale shall prohibit the operation of a cannabis business within 500 feet of a residential treatment facility.
 - d. The Town of Greenvale 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.
 - e. Pursuant to Minn. Stat. 462.357 subd. 1e, nothing in this Section 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, or attraction within a public park that is regularly used by minors moves within the minimum buffer zone.
 3. No onsite consumption is permitted, except where described below.
 4. The use must meet all other standards established for the A – Agriculture District in 5.04 of this ordinance.
 5. The facility shall not produce noxious or nuisance causing odors, subject to the following conditions:
 - a. The facility 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.
 - b. Growing cannabis must comply with all applicable laws and shall not produce noxious or dangerous gases or odors or otherwise create a danger to any person or entity in or near the facilities.
 - c. 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.
 - d. An odor maintenance plan must be submitted to the Township and approved by the Town Board
 6. All mechanical and odor suppression equipment and trash enclosures must be

screened in a manner that protects adjacent properties from visual impacts and noise levels.

7. Outdoor storage of containers, pallets, waste/recycle containers, etc. is prohibited.

8. Exterior lighting shall meet the following standards:

a. Any lighting used to illuminate an off-street parking area, structure or area must be arranged as to deflect light away from any adjoining residential property or from the public street.

b. The light source must be hooded or controlled so as not to light adjacent property in excess of the maximum intensity as defined throughout this Section. Bare light bulbs are not permitted in view of adjacent property or public right of way.

c. No light source or combination thereof which casts light on a public street may exceed 1 foot candle meter reading as measured from the centerline of said street nor shall any light source or combination thereof which casts light on adjacent property exceed 0.4 foot candles as measured at the property line.

9. Water and Wastewater

a. Management of wastewater shall be in accordance with the Office of Cannabis Management, Minnesota Pollution Control Agency, or local ordinances. Where multiple standards exist, the more restrictive of the standards shall apply.

b. Water use within the site shall be designed to maximize the amount of water reuse possible.

10. Off-street Parking

a. Parking shall be provided based on the average for the use established in manuals prepared by the American Planning Association and the Institute of Transportation Engineers.

b. Be provided on an improved surface of either asphalt, concrete, or similar material recommended by the Township Engineer.

B. Agriculture, Commercial Outdoor Cannabis As a principal or accessory use, commercial outdoor cannabis is allowed with an interim use permit, subject to the following standards:

1. Must be licensed by the State of Minnesota as a Cannabis Cultivator and in compliance with the standards set by the Office of Cannabis Management.

2. Any area used to cultivate or grow cannabis must meet the structure setbacks of the relevant zoning district.

3. Any area where cannabis is grown, handled, or packaged shall be completely fenced as required by the Office of Cannabis Management and equipped with an emergency key box.

C. Agriculture, Commercial Indoor Cannabis. As a principal or accessory use, commercial

indoor cannabis is allowed with an interim use permit, subject to the following standards:

1. Must be licensed by the State of Minnesota as a Cannabis Cultivator and in compliance with the standards set by Minnesota Statutes, Minnesota Rules, and the Office of Cannabis Management.
2. The facility shall be secured as required by Minnesota Statutes, Minnesota Rules, and the Office of Cannabis Management.
3. Indoor cannabis cultivation and growing facilities within the A – Agriculture District must be designed to appear like traditional agricultural structures and must be consistent with the character of the area.
4. Lighting within a greenhouse is permitted between the hours of 4:30 a.m. and 10:00 p.m.

D. Cannabis Delivery Service. Cannabis delivery services are allowed as an accessory use to a cannabis retail sales establishment or a lower potency hemp retail establishment with an interim use permit, subject to the following standards:

1. Must be licensed by the State of Minnesota as a Cannabis Delivery Service and in compliance with the standards set by the Office of Cannabis Management.
2. Fleet vehicle parking will be permitted outside of the principal structure but may not occupy parking spaces required for employees or customers.
3. Fleet vehicle parking must be screened from public street and adjacent dwellings.
4. Fleet vehicle parking may not occupy any required parking spaces.
5. All delivery and loading areas must be screened from view of the public street or adjacent properties.
6. A maximum of two fixed signs, including freestanding and wall signs, are permitted per site.

E. Cannabis, Low Potency Hemp Manufacturer. Cannabis and low potency hemp manufacturing is allowed as an interim use, subject to the same standards as Agriculture, Commercial Indoor Cannabis in this ordinance and must be licensed by the State of Minnesota as a Cannabis and or Lower-Potency Hemp Manufacturer and in compliance with the standards set by Minnesota Statutes, Minnesota Rules, and the Office of Cannabis Management.

F. Cannabis Microbusiness. As a principal use, cannabis microbusiness uses are allowed, subject to the following standards:

1. Must be licensed by the State of Minnesota as a Cannabis Microbusiness and in compliance with the standards set by the Office of Cannabis Management.
2. Microbusinesses with a state license retail endorsement must be registered with Dakota County.
3. Hours of operation are limited to 10:00 AM to 9:00 PM.
4. A maximum of two fixed signs, including freestanding and wall signs, are permitted per site.
5. On-site consumption is permitted pursuant to Minn. Stat. Section 342.28 subject

to the following:

- a. The consumption area shall be entirely indoors.
 - b. The square footage of the consumption area shall not exceed 10% of the occupied premises.
 - c. Food and beverage shall not be prepared or sold on-site.
 - d. Live entertainment shall not be permitted.
 6. Temporary Cannabis events may be permitted administratively for retail locations not in violation of Township ordinances.
- G. Cannabis Mezzobusiness. As a principal use, cannabis microbusiness uses are allowed, subject to the following standards:
1. Must be licensed by the State of Minnesota as a Cannabis Mezzobusiness and in compliance with the standards set by the Office of Cannabis Management.
 2. Mezzobusinesses with a state license retail endorsement must be registered with Dakota County.
 3. Hours of operation are limited to 10:00 AM to 9:00 PM.
 4. A maximum of two fixed signs, including freestanding and wall signs, are permitted per site.
 5. No outdoor storage or display of equipment or merchandise is permitted. Outdoor storage of vehicles associated with the use may be permitted with an interim use permit issued in accordance with 7.09 of this ordinance.
 6. Temporary Cannabis events may be permitted administratively for retail locations not in violation of Township ordinances.
- H. Cannabis Sales, Low Potency Hemp Sales, Retail. As a principal or accessory use, retail cannabis and low potency hemp sales are allowed with an interim use permit, subject to the following standards:
1. Must be licensed by the State of Minnesota as a Cannabis Retailer and/or Lower Potency Hemp Retailer and in compliance with the standards set by the Office of Cannabis Management.
 2. Must be registered with the Dakota County.
 3. Hours of operation are limited to 10:00 AM to 9:00 PM.
 4. A maximum of two fixed signs, including freestanding and wall signs, are permitted per site.
 5. No outdoor storage or display of equipment or merchandise is permitted. Outdoor storage of vehicles associated with the use may be permitted with an interim use permit issued in accordance with 7.09 of this ordinance.
 6. Temporary Cannabis events may be permitted administratively for retail locations not in violation of Township ordinances.
- I. Cannabis Sales, Wholesale. As a principal use, wholesale cannabis sales are allowed with an interim use permit., subject to the following standards:
1. Must be licensed by the State of Minnesota as a Cannabis Wholesaler and in

compliance with the standards set by the Office of Cannabis Management.

2. No outdoor storage or display of equipment or merchandise is permitted. Outdoor storage of vehicles associated with the use may be permitted with an interim use permit issued in accordance with 7.09 of this ordinance.

3. A maximum of two fixed signs, including freestanding and wall signs, are permitted per site.

J. Cannabis Testing Facility. As a principal or accessory use, cannabis testing facilities are allowed with an interim use permit, subject to the same standards as Agriculture, Commercial Indoor Cannabis in this ordinance and must be licensed by the State of Minnesota as a Cannabis Testing Facility and in compliance with the standards set by Minnesota Statutes, Minnesota Rules, and the Office of Cannabis Management.

K. Cannabis Transporter. Cannabis transporters are allowed as an accessory use to a cannabis wholesale establishment, a cannabis manufacturer, or a lower potency hemp manufacturer with an interim use permit, subject to the same standards as Cannabis Delivery Service in this ordinance and must be licensed by the State of Minnesota as a Cannabis Transporter and in compliance with the standards set by the Office of Cannabis Management.

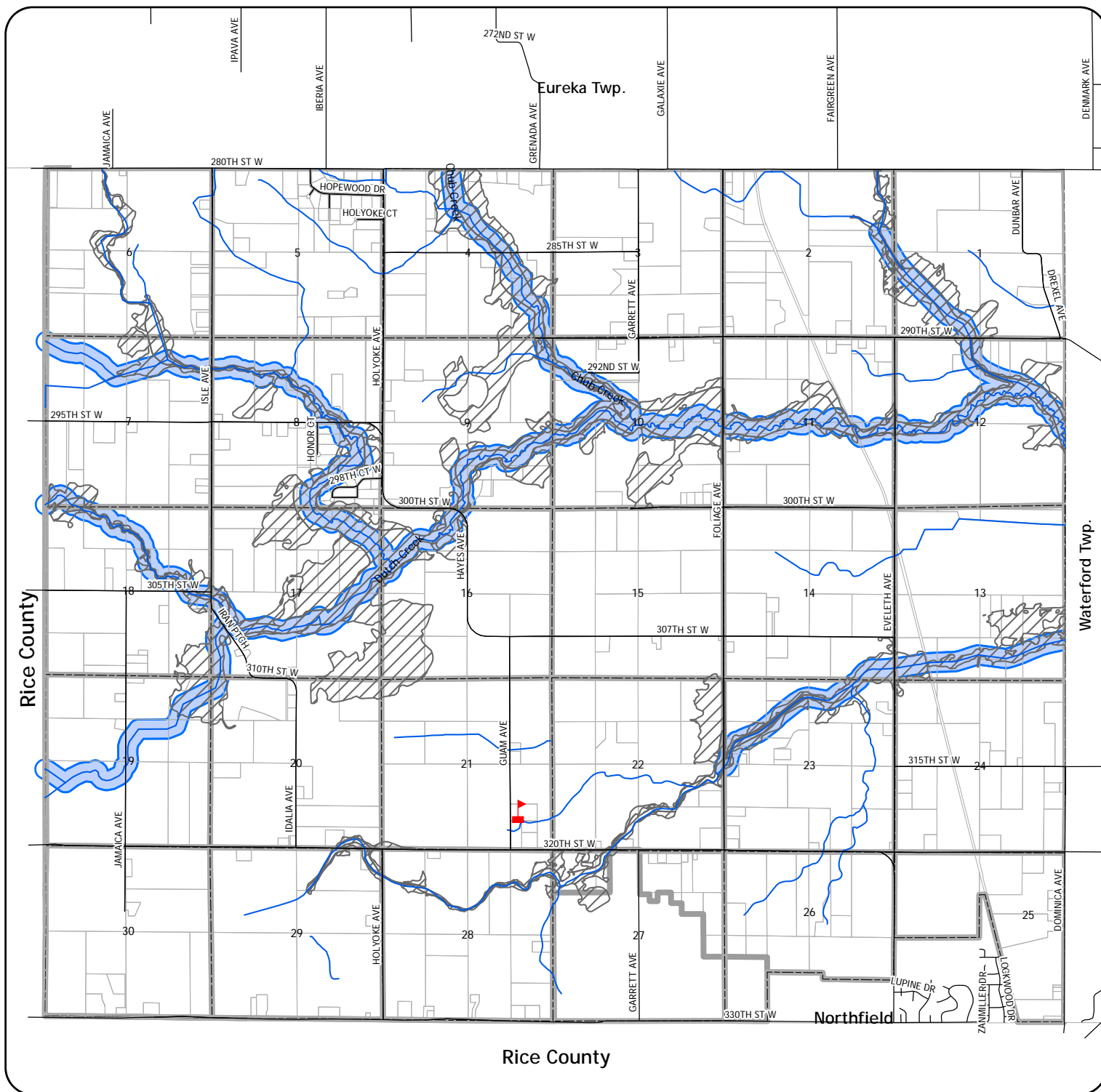
Section 4 Effective Date. This ordinance shall be effective immediately upon its adoption and publication.

Adopted this _____ day of _____, 2025.

Town Chair

ATTEST:

Town Clerk



Zoning Map

Greenvale Township Dakota County, MN

 A - Agriculture Preservation District

 300' Shoreland Overlay

 Floodplain Overlay

 River or stream

 Town Hall

0 0.125 0.25 0.5 0.75 1 Miles

 Resource
Strategies
Corporation



Source: Dakota County GIS August 2011

June 2025 Draft – Red Underline

July 2025 Revisions – Blue Underline and ~~Blue Strikethrough~~

Moved Text – Green Underline and ~~Green Strikethrough~~

TOWN OF GREENVALE
COUNTY OF DAKOTA
STATE OF MINNESOTA

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING THE A-2 AGRICULTURE BUSINESS DISTRICT,
REGULATING THE POSSESSION, SALE, ACCESS AND CONSUMPTION
OF DRIVEWAYS, AND REGULATING CANNABIS AND HEMP BUSINESSES

The Town Board of Greenvale, Minnesota ordains:

Section 1 Amendment. The Town of Greenvale Zoning and Subdivision Ordinance SECTION 3 Definitions, shall be amended by adding the underlined text as follows:

Agriculture, Commercial Outdoor Cannabis: See “Cannabis cultivation”.

Agriculture, Commercial Indoor Cannabis: See “Cannabis cultivation”.

Cannabis Business: Any of the cannabis businesses defined by Minnesota Statute 324.01, subd. 14, as may be amended.

Cannabis Cultivation: A commercial 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.

Cannabis Cultivator: A cannabis business that conducts an operation pursuant to Minnesota Statutes Section 342.30, as may be amended. Cannabis cultivators are considered a commercial use for the purposes of this ordinance.

Cannabis Delivery Service: A cannabis business that conducts an operation pursuant to Minnesota Statute Section 341.41 and 342.42, as may be amended. Cannabis delivery service are considered a commercial use for the purposes of this ordinance.

Cannabis Manufacturer: A cannabis business that conducts an operation pursuant to Minnesota Statute Section 342.31, as may be amended. Cannabis manufacturer are considered an industrial use for the purposes of this ordinance.

Cannabis, Mezzobusiness: A cannabis business that conducts an operation pursuant to Minnesota Statute Section 342.29, as it may be amended. Cannabis mezzobusiness are considered a commercial or industrial use for the purposes of this ordinance.

Cannabis, Microbusiness: A cannabis business that conducts an operation pursuant to Minnesota Statute Section 342.28, as it may be amended. Cannabis microbusiness are considered a commercial or industrial use for the purposes of this ordinance.

Formatted: Font: Not Bold

June 2025 Draft – Red Underline

July 2025 Revisions – Blue Underline and ~~Blue Strikethrough~~

Moved Text – Green Underline and ~~Green Strikethrough~~

Cannabis Sales, Retail: The sale of cannabis plants and seedlings, adult-use cannabis flower, and adult use cannabis products directly to consumers. Retail cannabis sales are considered a commercial use for the purposes of this ordinance.

Cannabis Retailer: A cannabis business that conducts an operation pursuant to Minnesota Statutes Section 342.32, as may be amended. Cannabis retailers are considered a commercial use for the purposes of this ordinance.

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, and lower-potency hemp edible retailers. Cannabis retail businesses are considered a commercial use for the purposes of this ordinance.

Cannabis Sales, Wholesale: The sale of cannabis plants and seedlings, adult-use cannabis flower, and adult use cannabis products to another cannabis business. Wholesale cannabis sales are considered an industrial use for the purposes of this ordinance.

Cannabis Testing Facility: A cannabis business that conducts an operation pursuant to Minnesota Statute Section 342.37 and 342.38, as may be amended. Cannabis testing facilities are considered a commercial use for the purposes of this ordinance.

Cannabis Transporter: A cannabis business that conducts an operation pursuant to Minnesota Statute Section 342.35 and 342.36, as may be amended. Cannabis transporters are considered a commercial use for the purposes of this ordinance.

Cannabis Wholesaler: A cannabis business that conducts an operation pursuant to Minnesota Statutes Section 342.33 and 342.34, as may be amended. Cannabis wholesalers are considered an industrial use for the purposes of this ordinance.

Light Manufacturing, Lower-Potency Hemp Edible: A hemp business that conducts an operation pursuant to Minnesota Statute Section 342.45, as it may be amended. Lower-potency hemp edible light manufacturing is considered an industrial use for the purposes of this ordinance.

Lower-Potency Hemp Edible sales: The sale of lower-potency hemp edibles, that have been obtained from a licensed Minnesota cannabis microbusiness, cannabis mezzobusiness, cannabis manufacturer, cannabis wholesaler, or lower-potency hemp edible manufacturer, directly to consumers. Lower-potency hemp edible sales are considered a commercial use for the purposes of this ordinance.

Lower-Potency Hemp Manufacturer: A low potency hemp business that conducts an operation pursuant to Minnesota Statutes Section 342.45, as may be amended. Lower-potency hemp manufacturers are considered an industrial use for the purposes of this ordinance.

Lower-Potency Hemp Edible Retailer: A low potency hemp business that conducts an operation pursuant to Minnesota Statutes Section 342.46, as may be amended. Lower-potency hemp edible retailers are considered a commercial use for the purposes of this ordinance.

June 2025 Draft – Red Underline

July 2025 Revisions – Blue Underline and ~~Blue Strikethrough~~

Moved Text – Green Underline and ~~Green Strikethrough~~

ordinance.

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.

Section 2 Amendment. The Town of Greenvale Zoning and Subdivision Ordinance SECTION 5 ZONING DISTRICTS-~~5.04 A - Agriculture District~~, shall be amended by adding the underlined text as follows:

5.01 Establishment of Districts

For the purposes of this Ordinance, Greenvale Township is hereby divided into the following zoning districts:

A-1 Agriculture District

A-2 Agricultural Business District

S Shoreland Management Overlay District

F Floodplain Management Overlay District

5.02 A-1 - Agriculture District

A. Purpose. This district is primarily established to promote, maintain and enhance the use of land for agricultural purposes and to protect such land from encroachment by non-agricultural-related uses, structures or activities. Agricultural operations, which include the conduct of commonly-accepted agricultural practices, are considered a priority permitted use in this district.

B. Permitted Uses and Structures. The following uses are permitted in the A-1 - Agriculture District:

1. ~~Agriculture~~Interim

2. Indoor agriculture including but not limited to greenhouse , grow houses, and indoor farming such as aqua or hydroponics.

3. Feedlots as regulated by appropriate governing body (State of Mn/Dakota County)

4. Agricultural service establishments primarily engaged in performing agricultural animal husbandry or horticultural services on a fee or contract basis including corn shelling, hay baling, and thrashing; sorting, grading, and packing fruits and vegetables for the grower; agricultural produce milling and processing; horticultural services; fruit picking; grain cleaning; harvesting and

Formatted: No underline, Font color: Auto

June 2025 Draft – Red Underline

July 2025 Revisions – Blue Underline and ~~Blue-Strikethrough~~

Moved Text – Green Underline and ~~Green-Strikethrough~~

plowing; farm equipment service and repair; veterinary services; personal horse keeping; and roadside stands for the sale of agricultural produce grown primarily on the site.

5. Single Family Dwelling at a density not exceeding one (1) home per quarter-quarter section.

6. Single Family Dwelling clustering is allowed subject to the requirements of Section 5.04 F Transfer of Development Rights and at a density not exceeding four (4) homes per quarter-quarter section.

7. State licensed residential facilities serving six (6) or fewer persons per Minn. Stat. §§ 462.357 Subd. 7.

8. State licensed nursery schools or day care facilities service twelve (12) or fewer persons operated at a single family residence per Minn. Stat. §§ 462.357 Subd. 7.

9. Group family daycare facilities established under Minn. Rules, Parts 9502.0315 to 9502.0445, as amended, to serve fourteen or fewer persons per Minn. Stat. §§ 462.357 Subd. 7.

10. Personal storage buildings.

11. Home occupations subject to the performance standards in Section 4.05 (A).

12. Temporary excavations and mineral extraction, subject to the performance standards in Section 7.14

C. Accessory Uses. The following uses are permitted accessory in the A-1 – Agricultural District:

1. Driveways, private garages, parking spaces, or carports for personal use.

2. Personal horse or animal boarding.

3. Private swimming pools, sport courts decks, patios, fire pits, gazebos, swimming pools, and TV antennae.

4. Temporary dwellings as allowed per Section 4.07 of this Ordinance.

5. External Solid Fuel-Fired Heating Devices per Section 4.14.

6. Storage of Liquid Propane or other Liquid Gas Fuels per Section 4.15.

7. Photovoltaic (Solar) Systems per Section 4.16.

D. Conditional Uses. The following uses may be allowed in the A-1 –

June 2025 Draft – Red Underline

July 2025 Revisions – Blue Underline and ~~Blue Strikethrough~~

Moved Text – Green Underline and ~~Green Strikethrough~~

Agricultural District, subject to the conditions for issuing a conditional use permit:

1. Government buildings and facilities.
2. Places of worship or cemeteries.
3. Commercial or Public Recreation including parks.
4. Schools.
5. Agricultural service establishments primarily engaged in performing agricultural animal husbandry or horticultural services on a fee or contract basis including crop dusting, commercial boarding and training of horses, commercial hunting and trapping, and the operation of game reservations.
6. Public utility, public service structures, and other utility lines, including but not limited to: overhead and underground wires, conduits and pipes for the transmission of electricity, crude petroleum, oil, gasoline, natural and artificial gas and other petroleum products (but not including direct service lines from a main line to a consumer and not including a main line to which the service is connected), distribution substations, gas regulator stations, communications equipment buildings, pumping stations and other utility structures.
7. Communications towers and antennae, subject to Section 4.19.
8. Wind energy conversion systems, subject to Section 4.20.
9. Wholesale Solar Uses

E. Interim Uses. The following uses may be allowed in the A-1 – Agricultural District, subject to the conditions for issuing an interim use permit:

1. Home occupations as defined and subject to the standards in Section 4.05 (B).
2. Temporary farm dwellings for the purpose of providing living accommodations for farm workers subject to the following:
 - a. The applicant shall provide a signed statement identifying the farm activity that requires additional farm workers or the health limitations of the family member.
 - b. The dwelling must be removed when no longer used by the farm worker.

Formatted: Normal, Indent: Left: 0.5", Hanging: 0.5", Right: 0.81", Space Before: 2 pt, Line spacing: Multiple 1.17 li, Numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 1.27" + Indent at: 1.52", No widow/orphan control, Don't allow hanging punctuation, Don't adjust space between Latin and Asian text, Don't adjust space between Asian text and numbers

June 2025 Draft – Red Underline

July 2025 Revisions – Blue Underline and ~~Blue Strikethrough~~

Moved Text – Green Underline and ~~Green Strikethrough~~

- c. The temporary dwelling shall be accessory and not the primary residence on the farm.
 - d. The temporary dwelling shall meet all minimum building size and setback standards.
 - e. The property owner shall provide the Township with an escrow to cover the cost of removal of the manufactured home in the event the property owner does not remove the manufactured home when it is no longer used for housing hired workers.
 - 3. Temporary equipment placement and/or operations, such as a bituminous plant, or contractors' yard, for highway/road construction.
 - 4. Uses not listed as permitted or conditional in the A-1 - Agricultural District may be allowed with an Interim Use Permit.
 - 5. Kennels, subject to the following standards:
 - a. The minimum size for such a facility shall be five (5) acres.
 - b. The facility shall be located five hundred (500) feet from any neighboring residential property, except that of the owner.
 - c. Confinement and shelter shall be provided through the use of fences and structures in compliance with Minnesota Animal Welfare Statutes.
 - d. Indoor facilities shall provide adequate heating, ventilation and lighting.
 - e. Outdoor facilities shall provide shelter from the elements, including sunlight, rain, snow and cold weather.
 - f. Each large adult animal shall be provided with a separate fenced run of at least thirty-six (36) square feet that shall be located at least one-hundred (100) feet from any property line.
 - 6. Bed and Breakfast
- F. Transfer of Residential Development Rights

June 2025 Draft – Red Underline

July 2025 Revisions – Blue Underline and ~~Blue Strikethrough~~

Moved Text – Green Underline and ~~Green Strikethrough~~

Within the A-1 -Agriculture District, the transfer of residential development rights is allowed from one parcel to another, subject to the provisions of this Section.

1. Residential Development Right

A “residential development right” as described in this Section is the entitlement of a residential dwelling unit. Residential dwellings are permitted at a maximum density of one dwelling per quarter-quarter section. The Planning Commission and Town Board shall verify that any party wishing to transfer a residential development right has such an entitlement eligibility. Lands encumbered by surface water (shoreland overlay), wetlands, floodplain (floodplain overlay), easements or other legal encumbrances, shall be considered as land suitable for development rights transfer purposes. NOTE: The number of development rights may exceed the maximum allowed density and is not a building permit. Permits will only be issued on parcels meeting the density requirements of the zoning district.

2. Residential Development Rights Transfer

Any party wishing to convey a residential development right to another party may do so as a private transaction subject to the conditions and requirements of this Section.

3. Eligible Development Rights Transfer

Development rights may be transferred from one parcel to another within the A-1 Agriculture District subject to the following conditions and requirements:

- a. The Planning Commission and Town Board must verify the eligibility of the residential development right to be transferred.
- b. A Development Rights Transfer Agreement must be executed by the applicant and recorded against the property from which the transfer of a residential building right is allowed.

4. Recording of the Residential Development Rights Transfer

A Residential Development Rights Transfer Agreement prepared by the Township must be executed by the applicant and submitted to the Town Board for review, approval, and recording. The Residential Development Rights Transfer

June 2025 Draft – Red Underline

July 2025 Revisions – Blue Underline and ~~Blue-Strikethrough~~

Moved Text – Green Underline and ~~Green-Strikethrough~~

Agreement will legally identify the property involved in the transfer and note the elimination or loss of residential development rights on said property. The Agreement will also identify the property on which the development right will be assigned.

5. Fee and Reimbursement of Out-Of-Pocket Expenses

The applicant for a transfer of building rights shall pay a fee as per adopted fee schedule of the township.

5.03 A-2 - Agriculture Business District

A. Purpose. This district is primarily established to promote, maintain and enhance the use of land for agricultural purposes and to allow for limited commercial uses, structures, and activity that is agricultural in nature or allowed by preemption. protect such land from encroachment by non-agricultural-related uses, structures or activities..

B. Permitted Uses and Structures. The following uses are permitted in the A-2 - Agriculture Business District:

1. Agriculture
2. Indoor agriculture including but not limited to greenhouse , grow houses, and indoor farming such as aqua or hydroponics.
3. Feedlots as regulated by appropriate governing body (State of Mn/Dakota County)
4. Agricultural service establishments primarily engaged in performing agricultural animal husbandry or horticultural services on a fee or contract basis including corn shelling, hay baling, and thrashing; sorting, grading, and packing fruits and vegetables for the grower; agricultural produce milling and processing; horticultural services; fruit picking; grain cleaning; harvesting and plowing; farm equipment service and repair; veterinary services; personal horse keeping; and roadside stands for the sale of agricultural produce grown primarily on the site.
5. Single Family Dwelling at a density not exceeding one (1) home per quarter-quarter section.
6. Single Family Dwelling clustering is allowed subject to the requirements of Section 5.04 F Transfer of Development Rights and at a density not exceeding four (4) homes per quarter-quarter section.
7. State licensed residential facilities serving six (6) or fewer persons

June 2025 Draft – Red Underline

July 2025 Revisions – Blue Underline and ~~Blue Strikethrough~~

Moved Text – Green Underline and ~~Green Strikethrough~~

per Minn. Stat. §§ 462.357 Subd. 7.

8. State licensed nursery schools or day care facilities service twelve (12) or fewer persons operated at a single family residence per Minn. Stat. §§ 462.357 Subd. 7.

9. Group family daycare facilities established under Minn. Rules, Parts 9502.0315 to 9502.0445, as amended, to serve fourteen or fewer persons per Minn. Stat. §§ 462.357 Subd. 7.

10. Personal storage buildings.

11. Home occupations subject to the performance standards in Section 4.05 (A).

12. Temporary excavations and mineral extraction, subject to the performance standards in Section 7.14

C. Accessory Uses. The following uses are permitted accessory in the A-2 - Agriculture Business District:

1. Driveways, private garages, parking spaces, or carports for personal use.

2. Personal horse or animal boarding.

3. Private swimming pools, sport courts decks, patios, fire pits, gazebos, swimming pools, and TV antennae.

4. Temporary dwellings as allowed per Section 4.07 of this Ordinance.

5. External Solid Fuel-Fired Heating Devices per Section 4.14.

6. Storage of Liquid Propane or other Liquid Gas Fuels per Section 4.15.

7. Photovoltaic (Solar) Systems per Section 4.16.

D. Conditional Uses. The following uses may be allowed in the A-2 - Agriculture Business District, subject to the conditions for issuing a conditional use permit:

1. Government buildings and facilities.

2. Places of worship or cemeteries.

3. Commercial or Public Recreation including parks.

4. Schools.

5. Agricultural service establishments primarily engaged in performing agricultural animal husbandry or horticultural services on a fee or contract basis including crop dusting, commercial boarding and training of horses, commercial hunting and trapping,

June 2025 Draft – Red Underline

July 2025 Revisions – Blue Underline and ~~Blue Strikethrough~~

Moved Text – Green Underline and ~~Green Strikethrough~~

and the operation of game reservations.

6. Public utility, public service structures, and other utility lines, including but not limited to: overhead and underground wires, conduits and pipes for the transmission of electricity, crude petroleum, oil, gasoline, natural and artificial gas and other petroleum products (but not including direct service lines from a main line to a consumer and not including a main line to which the service is connected), distribution substations, gas regulator stations, communications equipment buildings, pumping stations and other utility structures.

7. Communications towers and antennae, subject to Section 4.19.

8. Wind energy conversion systems, subject to Section 4.20.

9. Wholesale Solar Uses

E. Interim Uses. The following uses may be allowed in the A-2 - Agriculture Business District, subject to the conditions for issuing an interim use permit:

~~7.1. Agriculture, Commercial Outdoor Cannabis.~~

~~8.2. Agriculture, Commercial Indoor Cannabis.~~

3. Bed and Breakfast

~~9.4. Cannabis Delivery Service.~~

~~10.5. Cannabis, Low Potency Hemp Manufacturer.~~

~~11.6. Cannabis Microbusiness.~~

~~12.7. Cannabis Mezzobusiness.~~

~~13.8. Cannabis Sales, Low Potency Hemp Sales, Retail.~~

~~14.9. Cannabis Sales, Wholesale.~~

~~15.10. Cannabis Testing Facility.~~

~~16.11. Cannabis Transporter.~~

12. Home occupations as defined and subject to the standards in Section 4.05 (B).

13. Kennels, subject to the following standards:

a. The minimum size for such a facility shall be five (5) acres.

b. The facility shall be located five hundred (500) feet from any neighboring residential property, except that of the owner.

c. Confinement and shelter shall be provided through the use of fences and structures in compliance with Minnesota

Formatted: Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 1" + Indent at: 1.25"

Formatted: Numbered + Level: 1 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 1" + Indent at: 1.25"

June 2025 Draft – Red Underline

July 2025 Revisions – Blue Underline and ~~Blue Strikethrough~~

Moved Text – Green Underline and ~~Green Strikethrough~~

Animal Welfare Statutes.

- d. Indoor facilities shall provide adequate heating, ventilation and lighting.
- e. Outdoor facilities shall provide shelter from the elements, including sunlight, rain, snow and cold weather.
- f. Each large adult animal shall be provided with a separate fenced run of at least thirty-six (36) square feet that shall be located at least one-hundred (100) feet from any property line.

14. Temporary farm dwellings for the purpose of providing living accommodations for farm workers subject to the following:

- a. The applicant shall provide a signed statement identifying the farm activity that requires additional farm workers or the health limitations of the family member.
- b. The dwelling must be removed when no longer used by the farm worker.
- c. The temporary dwelling shall be accessory and not the primary residence on the farm.
- d. The temporary dwelling shall meet all minimum building size and setback standards.
- e. The property owner shall provide the Township with an escrow to cover the cost of removal of the manufactured home in the event the property owner does not remove the manufactured home when it is no longer used for housing hired workers.

15. Temporary equipment placement and/or operations, such as a bituminous plant, or contractors' yard, for highway/road construction.

16. Uses not listed as permitted or conditional in the A-1 - Agricultural District may be allowed with an Interim Use Permit.

F. Transfer of Residential Development Rights

Within the A-2 - Agriculture Business District, the transfer of residential development rights is allowed from one parcel to another, subject to the provisions of this Section.

1. Residential Development Right

A "residential development right" as described in this Section is the entitlement of a residential dwelling unit. Residential

June 2025 Draft – Red Underline

July 2025 Revisions – Blue Underline and ~~Blue-Strikethrough~~

Moved Text – Green Underline and ~~Green-Strikethrough~~

dwellings are permitted at a maximum density of one dwelling per quarter-quarter section. The Planning Commission and Town Board shall verify that any party wishing to transfer a residential development right has such an entitlement eligibility. Lands encumbered by surface water (shoreland overlay), wetlands, floodplain (floodplain overlay), easements or other legal encumbrances, shall be considered as land suitable for development rights transfer purposes. NOTE: The number of development rights may exceed the maximum allowed density and is not a building permit. Permits will only be issued on parcels meeting the density requirements of the zoning district.

2. Residential Development Rights Transfer

Any party wishing to convey a residential development right to another party may do so as a private transaction subject to the conditions and requirements of this Section.

3. Eligible Development Rights Transfer

Development rights may be transferred from one parcel to another within the A-2 - Agriculture Business District subject to the following conditions and requirements:

- a. The Planning Commission and Town Board must verify the eligibility of the residential development right to be transferred.
- b. A Development Rights Transfer Agreement must be executed by the applicant and recorded against the property from which the transfer of a residential building right is allowed.

4. Recording of the Residential Development Rights Transfer

A Residential Development Rights Transfer Agreement prepared by the Township must be executed by the applicant and submitted to the Town Board for review, approval, and recording. The Residential Development Rights Transfer Agreement will legally identify the property involved in the transfer and note the elimination or loss of residential development rights on said property. The Agreement will also identify the property on which the development right will be assigned.

5. Fee and Reimbursement of Out-Of-Pocket Expenses

June 2025 Draft – Red Underline

July 2025 Revisions – Blue Underline and ~~Blue Strikethrough~~

Moved Text – Green Underline and ~~Green Strikethrough~~

The applicant for a transfer of building rights shall pay a fee as per adopted fee schedule of the township.

Section 3 Amendment. The Town of Greenvale Zoning and Subdivision Ordinance SECTION 7 PERFORMANCE STANDARDS, shall be amended by adding the underlined text as follows:

7.15 Access and Driveways

- A. The standards within this section shall not apply to farm or field access roads.
- B. No driveway shall be located within a turn lane to a public road or another private driveway.
- C. On undivided roads, driveways on opposing sides of the road shall be aligned with one another or separated to the extent practicable as determined by the Township Engineer.
- D. Access and Driveways Serving Commercial or Industrial Uses
 - 1. Access serving commercial or industrial uses shall be on an improved pavement road.
 - 2. Access to the lot shall be from the frontage of the lot.
 - 3. A shared driveway located on the common lot line and/or a cross access easement may be required for commercial access on lots. When required to provide a shared driveway or cross access easement, the subdivider shall record an easement to allow cross access to and from the lots served by the shared driveway and a joint maintenance agreement defining the maintenance responsibilities of the property owners.
 - 4. Turning movements to and from a driveway may be restricted at the time of construction or at a future date based upon existing or anticipated roadway conditions.
 - 5. A driveway may be approved as an interim access to be phased out at a future time or condition.

7.16 Cannabis and Hemp Businesses

- A. Cannabis and Hemp Businesses. ~~Generally, all~~ All cannabis and hemp businesses shall meet the following standards:
 - 1. Must be licensed by the State of Minnesota and in compliance with the standards set by the Office of Cannabis Management
 - 2. Cannabis Business Buffer Required:
 - a. The Town of Greenvale shall prohibit the operation of a cannabis business within 1,000 feet of a school.
 - b. The Town of Greenvale shall prohibit the operation of a cannabis business within 500 feet of a daycare.
 - c. The Town of Greenvale shall prohibit the operation of a cannabis business

Formatted: Font: Bold, No underline, Font color: Auto

Formatted: Indent: Left: 0", Keep with next, Keep lines together

Formatted: Outline numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0" + Indent at: 0.5"

Formatted: Outline numbered + Level: 2 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 1"

Formatted: Outline numbered + Level: 3 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 1" + Indent at: 1.5"

June 2025 Draft – Red Underline

July 2025 Revisions – Blue Underline and ~~Blue Strikethrough~~

Moved Text – Green Underline and ~~Green Strikethrough~~

- within 500 feet of a residential treatment facility.
- d. The Town of Greenvale 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.
 - e. Pursuant to Minn. Stat. 462.357 subd. 1e, nothing in this Section 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, or attraction within a public park that is regularly used by minors moves within the minimum buffer zone.
3. No onsite consumption is permitted, except where described below.
4. The use must meet all other standards established for the ~~A — Agriculture District~~ in 5.04 of relevant zoning district as required by this ordinance.
5. The facility shall not produce noxious or nuisance causing odors, subject to the following conditions:
- a. The facility 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.
 - b. Growing cannabis must comply with all applicable laws and shall not produce noxious or dangerous gases or odors or otherwise create a danger to any person or entity in or near the facilities.
 - c. 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.
 - d. An odor maintenance plan must be submitted to the Township and approved by the Town Board
6. All mechanical and odor suppression equipment and trash enclosures must be screened in a manner that protects adjacent properties from visual impacts and noise levels.
7. Outdoor storage of containers, pallets, waste/recycle containers, etc. is prohibited.
8. Exterior lighting shall meet the following standards:
- a. Any lighting used to illuminate an off-street parking area, structure or area must be arranged as to deflect light away from any adjoining residential property or from the public street.
 - b. The light source must be hooded or controlled so as not to light adjacent property in excess of the maximum intensity as defined throughout this Section. Bare light bulbs are not permitted in view of adjacent property or public right of way.
 - c. No light source or combination thereof which casts light on a public street may exceed 1 foot candle meter reading as measured from the centerline

Formatted: Outline numbered + Level: 2 + Numbering
Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned
at: 0.5" + Indent at: 1"

Formatted: Outline numbered + Level: 3 + Numbering
Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned
at: 1" + Indent at: 1.5"

Formatted: Outline numbered + Level: 2 + Numbering
Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned
at: 0.5" + Indent at: 1"

Formatted: Outline numbered + Level: 3 + Numbering
Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned
at: 1" + Indent at: 1.5"

June 2025 Draft – Red Underline

July 2025 Revisions – Blue Underline and ~~Blue Strikethrough~~

Moved Text – Green Underline and ~~Green Strikethrough~~

of said street nor shall any light source or combination thereof which casts light on adjacent property exceed 0.4 foot candles as measured at the property line.

9. Water and Wastewater

- a. Management of wastewater shall be in accordance with the Office of Cannabis Management, Minnesota Pollution Control Agency, or local ordinances. Where multiple standards exist, the more restrictive of the standards shall apply.
- b. Water use within the site shall be designed to maximize the amount of water reuse possible.

10. Off-street Parking

- a. Parking shall be provided based on the average for the use, or closest related used as determined by the Town Board, established in manuals prepared by the American Planning Association and the Institute of Transportation Engineers.
- b. Be provided on an improved surface of either asphalt, concrete, or similar material recommended by the Township Engineer.

11. Signs

- a. A maximum of two fixed signs, including freestanding and wall signs, are permitted per site.
- b. Sign Area
 - i. Sign area shall mean for the purposes of this section, the entire area within a continuous perimeter enclosing the extreme limits of such sign. Such perimeter shall not include any structural elements lying outside of such sign and not forming an integral part or border of the sign.
 - ii. The total square footage of permanent sign area for each lot may not exceed one square foot of sign area for each lineal foot of building front, up to a maximum of 200 square feet.
- c. Allowed signs include monument signs, wall signs, and windows signs.
- d. Exterior wall, window, and monument signage shall not depict a cannabis flower, cannabis product, hemp edibles, hemp derived edible consumer product or the like.
- e. Monument signs shall not exceed six feet in height.
- f. Additionally, a business logo containing the above depictions shall not be displayed as part of any exterior signage.
- g. 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.

Formatted: Outline numbered + Level: 2 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 1"

Formatted: Outline numbered + Level: 3 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 1" + Indent at: 1.5"

Formatted: Outline numbered + Level: 2 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 1"

Formatted: Outline numbered + Level: 3 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 1" + Indent at: 1.5"

June 2025 Draft – Red Underline

July 2025 Revisions – Blue Underline and ~~Blue Strikethrough~~

Moved Text – Green Underline and ~~Green Strikethrough~~

12. Building Materials and Design

- a. Cannabis and Hemp businesses must be designed to appear like traditional agricultural structures and must be consistent with the character of the area.

B. Agriculture, Commercial Outdoor Cannabis. As a principal or accessory use, commercial outdoor cannabis is allowed with an interim use permit, uses are subject to the additional following standards:

1. Must be licensed by the State of Minnesota as a Cannabis Cultivator and in compliance with the standards set by the Office of Cannabis Management.
2. Any area used to cultivate or grow cannabis must meet the structure setbacks of the relevant zoning district.
3. Any area where cannabis is grown, handled, or packaged shall be completely fenced as required by the Office of Cannabis Management and equipped with an emergency key box.

C. Agriculture, Commercial Indoor Cannabis. As a principal or accessory use, commercial indoor cannabis is allowed with an interim use permit, uses are subject to the additional following standards:

1. Must be licensed by the State of Minnesota as a Cannabis Cultivator and in compliance with the standards set by Minnesota Statutes, Minnesota Rules, and the Office of Cannabis Management.
2. The facility shall be secured as required by Minnesota Statutes, Minnesota Rules, and the Office of Cannabis Management.
3. Indoor cannabis cultivation and growing facilities within the A – Agriculture District must be designed to appear like traditional agricultural structures and must be consistent with the character of the area.
- 4.3. Lighting within a greenhouse is permitted between the hours of 4:30 a.m. and 10:00 p.m.

D. Cannabis Delivery Service. Cannabis delivery services are allowed as an accessory use to a cannabis retail sales establishment use or a lower potency hemp retail establishment with an interim use permit, use and are subject to the additional following standards:

1. Must be licensed by the State of Minnesota as a Cannabis Delivery Service and in compliance with the standards set by the Office of Cannabis Management.
2. Fleet vehicle parking will be permitted outside of the principal structure but may not occupy parking spaces required for employees or customers.
3. Fleet vehicle parking must be screened from public street and adjacent dwellings.
4. Fleet vehicle parking may not occupy any required parking spaces.
5. All delivery and loading areas must be screened from view of the public street or adjacent properties.

Formatted: Indent: Left: 0", Hanging: 0.5", Outline numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0" + Indent at: 0.5", Keep with next, Keep lines together

Formatted: Outline numbered + Level: 2 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 1"

Formatted: Outline numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0" + Indent at: 0.5"

Formatted: Outline numbered + Level: 2 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 1"

Formatted: Outline numbered + Level: 2 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 1"

Formatted: Outline numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0" + Indent at: 0.5"

Formatted: Outline numbered + Level: 2 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 1"

June 2025 Draft – Red Underline

July 2025 Revisions – Blue Underline and ~~Blue Strikethrough~~

Moved Text – Green Underline and ~~Green Strikethrough~~

- ~~0. A maximum of two fixed signs, including freestanding and wall signs, are permitted per site.~~
- E. Cannabis, Low-Potency Hemp Manufacturer. Cannabis and low-potency hemp As a principal use, cannabis manufacturing is allowed as an interim use, uses are subject to the same standards as additional following standards:
- ~~E.1. Must Agriculture, Commercial Indoor Cannabis in this ordinance and must be licensed by the State of Minnesota as a Cannabis and or Lower-Potency Hemp Manufacturer and in compliance with the standards set by Minnesota Statutes, Minnesota Rules, and the Office of Cannabis Management.~~
2. Any area where cannabis is handled or packaged shall be completely fenced as required by the Office of Cannabis Management and equipped with an emergency key box.
- F. Cannabis Microbusiness. As a principal use, cannabis microbusiness uses are allowed, subject to the additional following standards:
1. Must be licensed by the State of Minnesota as a Cannabis Microbusiness and in compliance with the standards set by the Office of Cannabis Management.
2. Microbusinesses with a state license retail endorsement must be registered with Dakota County.
3. Hours of operation are limited to 10:00 AM to 9:00 PM.
4. A maximum of two fixed signs, including freestanding and wall signs, are permitted per site.
- 5.4. On-site consumption is permitted pursuant to Minn. Stat. Section 342.28 subject to the following:
- a. The consumption area shall be entirely indoors.
- b. The square footage of the consumption area shall not exceed 10% of the occupied premises.
- c. Food and beverage shall not be prepared or sold on-site.
- d. Live entertainment shall not be permitted.
- 6.5. Temporary Cannabis events may be permitted administratively for retail locations not in violation of Township ordinances.
- G. Cannabis Mezzobusiness. As a principal use, cannabis microbusiness uses are allowed, subject to the additional following standards:
1. Must be licensed by the State of Minnesota as a Cannabis Mezzobusiness and in compliance with the standards set by the Office of Cannabis Management.
2. Mezzobusinesses with a state license retail endorsement must be registered with Dakota County.
3. Hours of operation are limited to 10:00 AM to 9:00 PM.
- ~~4. A maximum of two fixed signs, including freestanding and wall signs, are permitted per site.~~

Formatted: No underline, Font color: Auto

Formatted: Outline numbered + Level: 2 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 1"

Formatted: Outline numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0" + Indent at: 0.5"

Formatted: Outline numbered + Level: 2 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 1"

Formatted: Outline numbered + Level: 2 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 1"

Formatted: Outline numbered + Level: 3 + Numbering Style: a, b, c, ... + Start at: 1 + Alignment: Left + Aligned at: 1" + Indent at: 1.5"

Formatted: Outline numbered + Level: 2 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 1"

Formatted: Indent: Left: 0", Hanging: 0.5", Outline numbered + Level: 1 + Numbering Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned at: 0" + Indent at: 0.5", Keep with next, Keep lines together

Formatted: Outline numbered + Level: 2 + Numbering Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned at: 0.5" + Indent at: 1"

June 2025 Draft – Red Underline

July 2025 Revisions – Blue Underline and ~~Blue Strikethrough~~

Moved Text – Green Underline and ~~Green Strikethrough~~

- ~~5.4.~~ No outdoor storage or display of equipment or merchandise is permitted. Outdoor storage of vehicles associated with the use may be permitted with an interim use permit issued in accordance with 7.09 of this ordinance.
- ~~6.5.~~ Temporary Cannabis events may be permitted administratively for retail locations not in violation of Township ordinances.
- H. Cannabis Sales, Low Potency Hemp Sales, Retail. As a principal or accessory use, retail cannabis and/or low potency hemp sales are allowed with an interim use permit, subject to the additional following standards:
1. Must be licensed by the State of Minnesota as ~~a Cannabis Retailer and/or Lower Potency Hemp Retailer~~ or a Microbusiness or Mezzobusiness with a retail endorsement, and in compliance with the standards set by the Office of Cannabis Management.
2. Must be registered with the Dakota County.
3. Hours of operation are limited to 10:00 AM to 9:00 PM.
4. A maximum of two fixed signs, including freestanding and wall signs, are permitted per site.
- ~~5.4.~~ No outdoor storage or display of equipment or merchandise is permitted. Outdoor storage of vehicles associated with the use may be permitted with an interim use permit issued in accordance with 7.09 of this ordinance.
- ~~6.5.~~ Temporary Cannabis events may be permitted administratively for retail locations not in violation of Township ordinances.
- I. Cannabis Sales, Wholesale. As a principal use, wholesale cannabis sales are allowed with an interim use permit, subject to the additional following standards:
1. Must be licensed by the State of Minnesota as a Cannabis Wholesaler and in compliance with the standards set by the Office of Cannabis Management.
2. No outdoor storage or display of equipment or merchandise is permitted. Outdoor storage of vehicles associated with the use may be permitted with an interim use permit issued in accordance with 7.09 of this ordinance.
0. A maximum of two fixed signs, including freestanding and wall signs, are permitted per site.
- J. Cannabis Testing Facility. As a principal or accessory use, cannabis testing facilities are allowed with an interim use permit, subject to the same additional following standards as Agriculture, Commercial Indoor Cannabis in this ordinance and must:
- ~~J.1.~~ Must be licensed by the State of Minnesota as a Cannabis Testing Facility and in compliance with the standards set by Minnesota Statutes, Minnesota Rules, and the Office of Cannabis Management.
2. The facility shall be secured as required by Minnesota Statutes, Minnesota Rules, and the Office of Cannabis Management.
- K. Cannabis Transporter. Cannabis transporters are allowed as an accessory use to a

Formatted: Outline numbered + Level: 2 + Numbering
Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned
at: 0.5" + Indent at: 1"

Formatted: Outline numbered + Level: 1 + Numbering
Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned
at: 0" + Indent at: 0.5"

Formatted: Outline numbered + Level: 2 + Numbering
Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned
at: 0.5" + Indent at: 1"

Formatted: Outline numbered + Level: 2 + Numbering
Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned
at: 0.5" + Indent at: 1"

Formatted: Outline numbered + Level: 1 + Numbering
Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned
at: 0" + Indent at: 0.5"

Formatted: Outline numbered + Level: 2 + Numbering
Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned
at: 0.5" + Indent at: 1"

Formatted: Outline numbered + Level: 2 + Numbering
Style: 1, 2, 3, ... + Start at: 1 + Alignment: Left + Aligned
at: 0.5" + Indent at: 1"

Formatted: Outline numbered + Level: 1 + Numbering
Style: A, B, C, ... + Start at: 1 + Alignment: Left + Aligned
at: 0" + Indent at: 0.5"

June 2025 Draft – Red Underline

July 2025 Revisions – Blue Underline and ~~Blue Strikethrough~~

Moved Text – Green Underline and ~~Green Strikethrough~~

cannabis wholesale establishment, a cannabis manufacturer, or a lower potency hemp manufacturer ~~with an interim use permit~~, subject to the same standards as Cannabis Delivery Service in this ordinance and must be licensed by the State of Minnesota as a Cannabis Transporter and in compliance with the standards set by the Office of Cannabis Management.

- L. Low Potency Hemp Manufacturer. As a principal or accessory use, retail low potency hemp manufacturing uses are subject to the additional following standards:
1. Must be licensed by the State of Minnesota as a Low Potency Hemp Manufacturer and in compliance with the standards set by Minnesota Statutes, Minnesota Rules, and the Office of Cannabis Management.
 2. Any area where cannabis is handled or packaged shall be completely fenced as required by the Office of Cannabis Management and equipped with an emergency key box.
- M. Low Potency Hemp Sales, Retail. As a principal or accessory use, retail low potency hemp sales are subject to the additional following standards:
1. Must be licensed by the State of Minnesota as a Cannabis Retailer, Lower Potency Hemp Retailer, or a Microbusiness or Mezzobusiness with a retail endorsement, and in compliance with the standards set by the Office of Cannabis Management.
 2. Must be registered with the Dakota County.
 3. Hours of operation are limited to 10:00 AM to 9:00 PM.
 4. No outdoor storage or display of equipment or merchandise is permitted. Outdoor storage of vehicles associated with the use may be permitted with an interim use permit issued in accordance with 7.09 of this ordinance.
 5. Temporary Cannabis events may be permitted administratively for retail locations not in violation of Township ordinances.

Section 4 Effective Date. This ordinance shall be effective immediately upon its adoption and publication.

Adopted this ____ day of _____, 2025.

Town Chair

ATTEST:

June 2025 Draft – Red Underline
July 2025 Revisions – Blue Underline and ~~Blue Strikethrough~~
Moved Text – Green Underline and ~~Green Strikethrough~~

Town Clerk

Formatted: Right: 0", Space Before: 0 pt, After: 0 pt,
Line spacing: Multiple 1.15 li, No widow/orphan
control, Don't adjust space between Latin and Asian
text, Don't adjust space between Asian text and
numbers



A Guide for Local Governments

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

Table of Contents

Introduction	3
About OCM	4
License Types	5
Adult-Use Cannabis Law	8
Licensing Process	9
General Authorities	16
Zoning and Land Use	19
Local Approval Process	22
Inspections and Compliance Checks	28
Municipal Cannabis Stores	29
Creating Your Local Ordinance	30
Additional Information – Tobacco Sales.....	31
Additional Resources	32

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

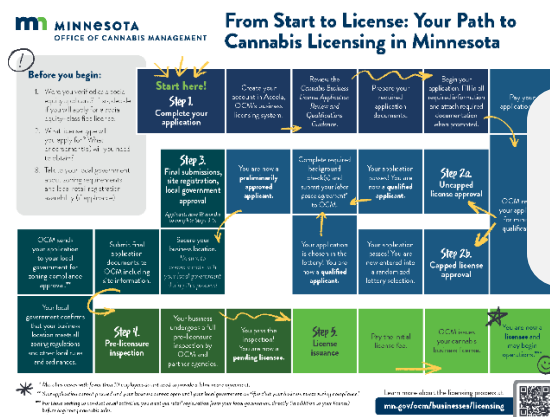
- **Advertising:**
 - May not include or appeal to those under 21 years old.
 - Must include proper warning statements.
 - May not include misleading claims or false statements.
 - May not promote the use of cannabis and alcohol together.
 - Billboards are not allowed.
- The flow of all cannabis products 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. As of June 2025, OCM is continuing to review applications.

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. The office will hold a lottery for general applicants for the cannabis retailer license—which includes 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 will launch 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 will be provided on the [cannabis event webpage](#) in advance of the application period.

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 all required attachments, and submits application fees. If applicable, an applicant's SEA status may be verified.
3. Application vetted for minimum requirements by OCM.
4. For qualified applicants, applicant completes background check process and submits attestation of labor peace agreement (LPA).
5. OCM conducts preclosure phone inspection.
6. If applicant successfully passes preclosure phone inspection, OCM issues event license.
7. License holders are required to submit an updated vendor form to OCM if there are any changes to their vendor list before the event.
8. 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	<ul style="list-style-type: none"> • 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.	<p>Indoor: industrial, commercial, production</p> <p>Outdoor: agricultural</p>	<ul style="list-style-type: none"> • Odor • Potential need for transportation from facility • Waste, water, and energy usage • Security
Cannabis manufacturing, processing, extraction	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Odor • Potential need for transportation from facility • Waste, water, and energy usage • Security
Hemp manufacturing	<ul style="list-style-type: none"> • LPHE manufacturer 	These businesses convert hemp into LPHE products.	Indoor: industrial, commercial, production	<ul style="list-style-type: none"> • Odor • Waste, water, and energy
Wholesale	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • Micros may offer onsite consumption, similar to breweries. • Micros and mezzos may include multiple activities: cultivation, manufacture, and/or retail.
Transportation	<ul style="list-style-type: none"> • Cannabis transporter • LPHE wholesaler 	This license type allows a company to transport products from one license type to another.	Not applicable	<ul style="list-style-type: none"> • Fleet based businesses that will own multiple vehicles, but not necessarily hold a substantial amount of cannabis or cannabis products.
Delivery	<ul style="list-style-type: none"> • Cannabis delivery 	This license type allows for transportation to the end consumer.	Not applicable	<ul style="list-style-type: none"> • Fleet based business that will own multiple vehicles, but not necessarily hold a substantial amount of cannabis or cannabis products.
Events	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • 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 whether a municipality's cap on retail registrations imposed 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)