

AGENDA
PLANNING COMMISSION MEETING
GREENVALE TOWNSHIP
Thursday August 14, 2025, 7:00 PM
DRAFT

Call to order, Pledge of Allegiance

Opening statement

Approve agenda

Approve Minutes

July 10 , 2025

Citizen Business

Board Liaison Report

Permit Requests

Ed Jones

Georg Fischer

Tom Williams, Above Grade Properties

Zoning and Other Land Use Requests

Variance Request – Twin Organics

Old Business

Cannabis Ordinance

-A2 Zones

New Business

Adjourn

Greenvale Township Public Hearing Minutes

Date/Time:	Thursday, July 10, 2025
Meeting Location:	Greenvale Town Hall
Regular Meeting:	Start Time: 6:03 Adjourn: 6:57
Commission Members Present:	Chair Ken Malecha, Commissioners Victor Volkert, Joyce Moore, Stuart Berg, Dan Chesky II
Members Absent:	none
Others Present:	T.J Hofer, Bolton & Menk
Item	
Call to Order/Pledge	Chairperson called the meeting to order and pledge was recited
Opening Statement	Opening Statement was read aloud per Planning Commission Policies and Procedures Manual, Appendix C - page 25
Approve Agenda Motion to Approve: Second: Action on Motion	Motion to approve the agenda Joyce Moore Dan Chesky II Passed Unanimously
Overview of Proposal	T.J Hofer of Bolton and Menk presented an overview of the ordinance draft, as provided in the public packet, a history of Cannabis Legislation and the township's approach to being as restrictive as possible while permitting cannabis uses within the prescription of current legislation. Section 3 of proposed ordinance was covered most extensively re: performance standards. Hofer specifically noted that a separate re-zoning would need to be accomplished with a separate hearing necessary Staff recommended adoption of ordinance
Public hearing was opened for comments: -Scott Norkunas questioned if our proposed ordinance is unique or similar to other twp's -Tony Rowan questioned if we will go off Dakota County re: events Can we pass this ordinance w/o zoning policy in place? -Alison Bartlett questioned email regarding schools and inclusion of home schools, also questioned perspective of need for a CUP for home schools as that is not the case. Stated request she holds home schools as part of definition w/i ordinance as schools and therefore protected with distance as stated in proposal -Vicky Tyler questioned if we can observe MN law w/o change to our zoning in the Twp, as well as questioning if we can state that an "A2 agricultural zone" only applies to cannabis businesses -Mary Huerter asked for clarification from Vicky Tyler re: A2 zone and wants Twp A2 zone to be restricted from any other commercial activity -Randy Delzer spoke regarding his occupation as a commercial builder/contractor and their work constructing a current cannabis facility. Needs for 12" water main, immense energy infrastructure requirements, and the complex and costly nature of these businesses. Recommends hard road only and stated that if the twp is restrictive, the businesses will go elsewhere. (continued on page 2)	

Greenvale Township Public Hearing Minutes

Craig Host questioned if A2 can be developed into residential, stated concern if a cannabis business folds, that the zone would be developed into different industrial use. Questioned why we would need a new zone, just grant a CUP. Advocated for specific and restrictive water and energy performance standards, and a slower approach to this ordinance being proposed

-Bruce Paulson questioned proposal for 5% of acreage in twp, suggested 2-3% instead

-Linus Langer presented a list of names on Hwy 19 that opposed cannabis business ordinance proposal, questioned definition of staff in Hofer's recommendation of approval and stated personal opposition to addition of ordinance

-Alison Bartlett advocated for the smallest allowable percentage of acreage in twp, suggesting less than 3% and also questioned need for CUP for home school, stating this is not the case based on her understanding of statutes in place.

-Jessica Bollum asked if A2 is set, could it be re-zoned back if not needed, time limit for re-evaluation of zoning, and if laws change to allow more restrictive use, can we change it back. Desires Hwy 19 is not included in A2, asked for specific performance standards on building sizes, wants clarity on tax impacts to adjacent properties.

-Tony Rowan asked if we need to go through Met Council for re-zoning and if we can make sure any costs for ordinance changes be paid by any businesses coming into twp.

Vicky Tyler asked what happens if we do not re-zone: Penalties? What if we just leave as A1?

Craig Host+A1 questioned if ordinance can be written w/o A2 but still have areas where they are only allowed in Twp, using CUP for granting ability to build

Chairman called 3 times for any further comment. None were heard.

Hearing was closed

Motion to Adjourn	Joyce Moore
Second:	Stuart Berg
Action on Motion	Passed Unanimously
Reviewed:	Approved:
Mark Legvold, Clerk	Ken Malecha, Chair

DRAFT

WEBSITE: www.greenvalletpw.org EMAIL: clerk.greenvalletpw.org Prepared by Mark Legvold, Clerk
Phone: (507-321-9311 31800 Guam Ave, Northfield, MN 55057 Page 1 of 3

Planning Commission

DRAFT

Greenvale Township

Meeting Minutes

Agenda Item	Cannabis and results from hearing were discussed. T.J Hofer from Bolton and Menk was called forward to answer questions raised in hearing. A thorough discussion followed. Question re: number of cannabis ordinances being pursued. Bolton & Menk working on approx 24, 4 within Dakota Co. Discussion regarding mandating turn lanes and shoulder on roads where cannabis businesses would be allowed, for public safety reasons was discussed Tony Rowen was called forward to clarify questions re: Met Council and zoning. A2 is determined to still be Agriculture, Met Council wouldn't need to review ordinance change Question regarding failure of a cannabis business and what would happen to property. Any further development in twp and property would need to meet our existing ordinance and be approved Question re: Commercial nature of cannabis business - no further expansion of definition of commercial ag business Listening sessions brought forward a majority of citizens believing that the twp must do something to address and restrict as authorized Definition of school and 1,000' set-back was reviewed. Alison Bartlett was brought forward to discuss further. A legal definition and consultation is thought to be most appropriate way forward. Both Bartlett and Hofer discuss several state statutes re school and definition, reporting standards, legal requirements for home schools was discussed Hofer believes that debate isn't necessary, as Twp could just include home-schools w/i definition of school in ordinance. Attny will still be consulted. Comments re: a redo of ordinance if found to be unnecessary - Hofer agrees that it can be done Dak Co assessing services letter re: zoning was discussed, County assesses each property based on use and believes that taxes wouldn't change if A2 zone is created. Hofer concurs with this statement. Joyce Moore recommended lowering percentage allowed in Twp to 3 to 4% and further states that the speed twp is accomplishing this is appropriate. Hofer spoke to desire for Bolton&Menk to do what is best for Greenvale, that A2 zone allows for best span of control and that a restrictive street standard allows for greater control Victor Volkert asked if we can re-zone to current industrial district (in Northfield). Hofer doesn't believe that to be able to be accomplished Chair makes motion to recommend approval of an ordinance establishing the A2 Agricultural business district, regulating access and driveways, and regulating cannabis and hemp businesses with change to page 13 D1 to add roads with shoulders and turn lanes for safety purposes and potential change to definition of school based on attny review. Motion to Approve: Chair Malecha Second: Dan Chesky II Action on Motion Passed Unanimously
Agenda Item	Motion to establish an A2 Agricultural zone Motion to Approve: Dan Chesky II Second: Stuart Berg Action on Motion passed Unanimously
Permit Report	Review of all permits issued in quarter was presented and reviewed. Fischer project will need to be reviewed and will be put on Aug agenda

Planning Commission

DRAFT

Greenvale Township

Meeting Minutes

Discussion	Information regarding Dakota County recycling event on Aug 4 and Water testing was requested to be placed on the webpage for the good of the Twp.
Motion to Adjourn Motion to Approve: Joyce Moore Second: Stuart Berg Action on Motion	Passed Unanimously
Reviewed:	Approved:
_____ Mark Legvold, Clerk	_____ Ken Malecha, Chair

Property Card	Parcel ID Number 16-01900-77-020
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Owner Information	
Fee Owner EDWARD F JONES SARAH E JONES	
Mailing Address 9300 EDGEBROOK DR NORTHFIELD MN 55057	
Property Address	
Address	
Municipality GREENVALE TWP	

Parcel Information			
Sale Date		Total Acres	15.00
Sale Value	\$0.00	R/W Acres	0.53
Uses	AG	Water Acres	
		Plat	SECTION 19 TWN 112 RANGE 20
		Lot and Block	19 112 20
		Tax Description	PT OF W ½ OF SE ¼ COM SW COR N ON W LINE 466.66 FT TO BEG E 932.57 FT N 5D49S 701.64 FT W TO W LINE S ON W LINE TO BEG

2025 Building Characteristics (payable 2026)*			
Building Type	Year Built	0	Bedrooms
Building Style	Foundation Sq Ft		Bathrooms
Frame	Above Grade Sq Ft		Garage Sq Ft
Multiple Buildings	Finished Sq Ft		Other Garage

Miscellaneous Information					
School District	Watershed District	Homestead	Green Acres	Ag Preserve	Open Space
659	NORTH CANNON RIVER	NON HOMESTEAD			

Assessor Valuation		
	Taxable	Estimated
2025 Land Values (payable 2026)	\$159,400.00	\$159,400.00
2025 Building Values (payable 2026)*	\$0.00	\$0.00
2025 Total Values (payable 2026)*	\$159,400.00	\$159,400.00
2024 Total Values (payable 2025)*	\$131,600.00	\$131,600.00

Property Tax Information		
Net Tax (payable 2025)	Special Assessments (2025)	Total Tax & Assessments (2025)
\$764.00	\$0.00	\$764.00

* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Greenvale Township

NEW BUILDING PERMIT APPLICATION

Payments to Greenvale Township must be received before any permits are issued

Project Address 31820 JAMAICA AVE		City NORTHFIELD		State/Zip MN 55057		Property Identification
Applicant Name ED JONES		Street Address 9300 EDGE BROOK DR NORTHFIELD 55057		Applicant Telephone Number 612-685-7020		
City 9300 EDGE BROOK DR.		State MN		Zip 55057		Applicant/Contractor Email
Owner Name SAME		Street		City		State/Zip
Contractor's Name PWORX CONSTRUCTION		Street 4051 CLEARWATER TR		City LONGDALE		State MN
				Zip 55046		
Contractor's State License Number (required) BC808414		Expiration Date		Telephone Number 612-720-9272		
Brief Project Description 48 X 80 X 16 POLE BUILDING				Completed Value (includes labor and materials) \$230,000		

PROJECT INFORMATION (Circle all that apply)			
PERMIT TYPE	PROJECT PROPOSED USE	TYPE OF CONSTRUCTION	ZONING DISTRICT
Building <u>Accessory Building</u> Other	<u>Residential</u> Solar Energy	<u>Accessory Building</u> Addition Interior Remodel Deck/Porch New Construction Foundation Only	<u>Agricultural</u> Shoreland Overlay Flood Plain Overlay
		Relocation Fireplace Fence/Wall In Ground Pool Plumbing Mechanical Above Ground Pool	

Notice: Separate permits are required for plumbing, heating, fireplace installation, electrical work and installation of the septic system. The permit shall become null and void unless work or construction authorized by the permit is not commenced within 180 days after its issuance, or if the work authorized by the permit is suspended or abandoned for a period of 180 days after the time the work is commenced.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provision of any other State or Local law regulating construction or the performance of construction. The on-site Building Inspector reserves the right to review requirements for soil erosion and sediment control that may be required during construction. The building permit may be suspended or revoked if the permit has been issued in error or based on incorrect information supplied or in violation of any ordinance or regulation of Township.

The property owner agrees to pay all plan review fees even if he/she chooses not to proceed with the work. Permit expires when work is not commenced within 180 days from date of permit, or if work is suspended, abandoned, or not inspected for 180 days. Work beyond the scope of this permit, or work without a permit or inspection will be subject to penalty.

Signature of Applicant (Owner or Contractor).

Date

7/23/25

Completed application and permit checklist must be sent directly to the Building Official at:

Permit # _____

Building Official - Mark Ceminsky

Beaver Creek Companies, Inc.

7226 235th St W

Farmington, MN 55024

Main Office: 612-819-1334

Email: markceminsky@beavercreekco.com

Greenvale Township

Permit Instructions and New Construction Checklist

(This form must be included when applying for building permit)

Address: 31820 JAMAICA AVE PID# _____

SUBMISSION CHECKLIST

- ☒ Completed and Signed Building Permit Application (Include all Contractor License numbers and contact information).
- ☒ 3 sets of Structural Building Plans (floor plans and elevations, along with construction details).
- _____ 3 sets of Site Plans, illustrating building dimensions, lot line, setbacks, septic system and well.
- _____ New Construction Energy Code Compliance Certificate.
- _____ New Construction, Residential Combustible Air Calculation Method.
- _____ New Construction, Energy Code Lighting Schedule (can be deferred submittal).

Check all items below that will be included in the construction of the project, if items are not included in original permit application, but are added to plan after permit has been issued, an additional permit will be required.

- _____ Finish Basement
- _____ Deck
- _____ Gas Fireplace: Quantity _____
- _____ Masonry/Wood Fireplace: Quantity _____
- _____ In-Floor Heat - Hydronic
- _____ Geothermal System
- _____ Solar System
- _____ Other
- ☒ Complete Septic System Design, including soils.

Note: All materials and the installation of all materials must comply with the Minnesota State Building Code and the Manufacturers installation specifications for each product.

Applicant is responsible for calling Building Official for inspections.

Applicant's Printed Name: EO JONES

Applicant's Signature:  Date: 7/23/25

Ed & Sarah Jones

31820 Jamacia Ave

Northfield MN 55057

PID 160190077020

Building 48x80

North setback 75'

West setback 375'

North



South



WB Components
8827 76th St S E Edgeley, ND 58433
Business: 701-493-5205 Fax:
Sales Associate: [None]

Building Specifications

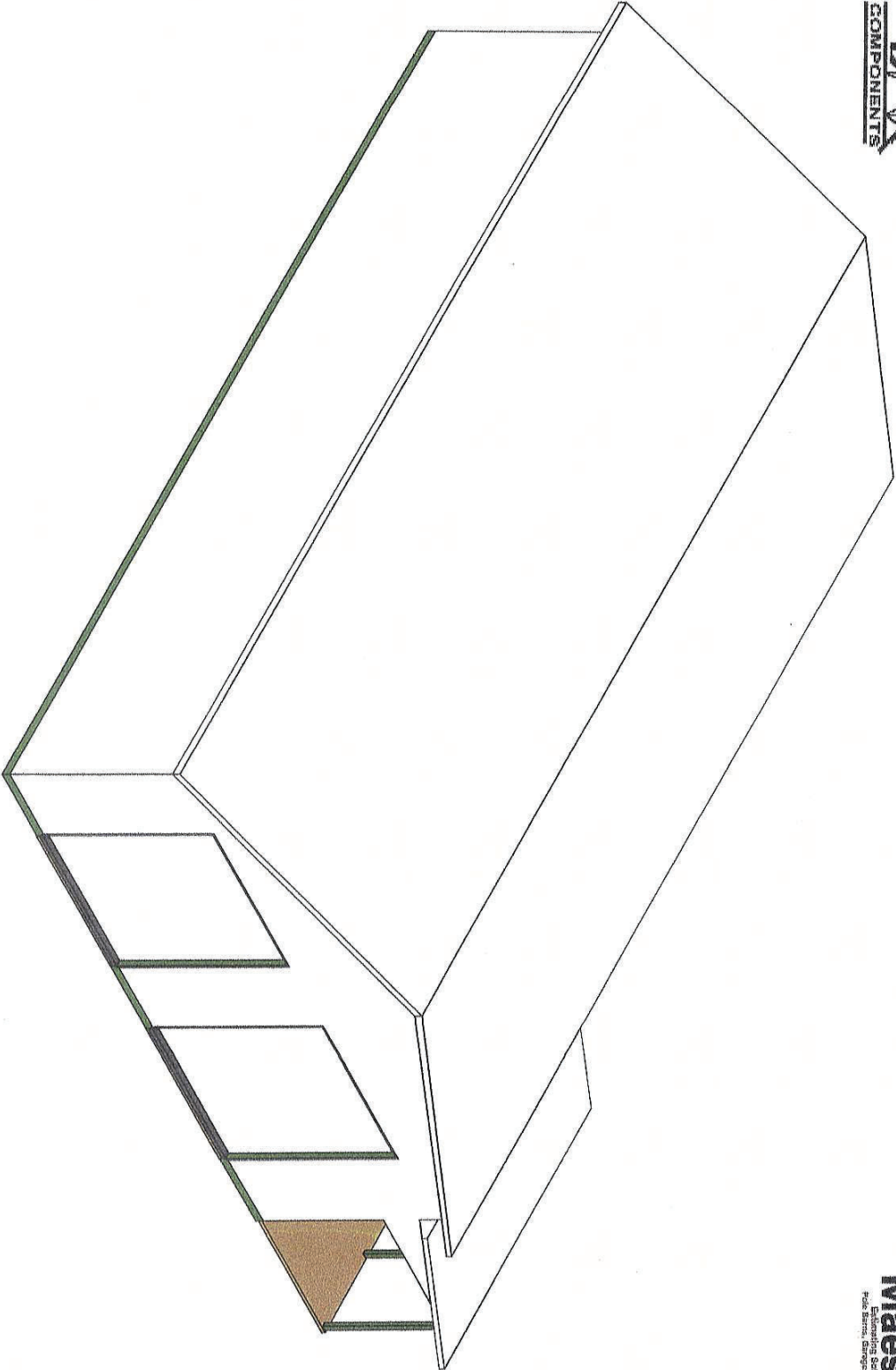
Building Width 48'
Building Length 80'
Building Height 16'
Eave Overhang 24 in.
Gable Overhang 24 in.
Pitch of Roof 4 in./12
Style of Building Post Frame

Customer Name Edward Jones
Customer Address Not Available
Customer Phone Customer Phone Not Available
Estimate Number 648
Date of Estimate 6/25/2025 This quote is good for 30 days.

powered by Symun Systems, Inc. www.symun.com

Note: The reports, elevations, diagrams, and drawings included in this estimate are not architectural blueprints. The builder is responsible for structural integrity, proper usage of materials, and adhering to local building codes. Always be sure to verify the materials and drawing packet with your local building inspector, engineer, or architect. Every effort has been made to create accurate and detailed drawings and reports. However, due to the number of combinations of materials that can be used, there exists the possibility for errors. This packet is an estimate and should be reviewed by the builder before starting the project. Symun Systems, Inc. accepts no responsibility for engineering, building codes violations, or the structural integrity of the building.

"Edward Jones
Estimate Number: 648
6/25/2025"



"Edward Jones
Estimate Number: 648
6/25/2025"

Property Card		Parcel ID Number 16-02300-51-012	
Owner Information			
Fee Owner GEORG A & CAROL FISCHER			
Mailing Address 31560 FOLIAGE AVE			
NORTHFIELD MN 55057-5250			
Property Address			
Address 31560 FOLIAGE AVE			
Municipality GREENVALE TWP			
Parcel Information			
Sale Date		Total Acres	4.13
Sale Value	\$0.00	R/W Acres	0.49
Uses	RESIDENTIAL	Water Acres	
		Plat	SECTION 23 TWN 112 RANGE 20
		Lot and Block	23 112 20
		Tax Description	N 388 FT OF W 464 FT OF SW 1/4 SUBJ TO PAR 53 DAKOTA CO R/W MAP 474
2025 Building Characteristics (payable 2026)*			
Building Type	S.FAM.RES	Year Built	1983
Building Style	ONE STORY	Foundation Sq Ft	1,232
Frame	WOOD	Above Grade Sq Ft	1,232
Multiple Buildings		Finished Sq Ft	1,624
		Bedrooms	3
		Bathrooms	1.50
		Garage Sq Ft	624
		Other Garage	
Miscellaneous Information			
School District	Watershed District	Homestead	Green Acres
659	NORTH CANNON RIVER	FULL HOMESTEAD	Ag Preserve
			Open Space
Assessor Valuation			
		Taxable	Estimated
2025 Land Values (payable 2026)		\$111,712.00	\$114,000.00
2025 Building Values (payable 2026)*		\$302,699.00	\$308,900.00
2025 Total Values (payable 2026)*		\$414,411.00	\$422,900.00
2024 Total Values (payable 2025)*		\$412,449.00	\$421,100.00
Property Tax Information			
Net Tax (payable 2025)	Special Assessments (2025)	Total Tax & Assessments (2025)	
\$4,326.00	\$0.00	\$4,326.00	

* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Demo Permit # GT-025-2025
Garage Permit # GT-026-2025

Township of Greenvale

Permit

IN CONSIDERATION OF The statements and representations made by **Georg Fischer**

Applicant, whose address is **31560 Foliage Ave.**, in this application therefor duly filed in this office.
Which applicant hereby made part hereof, PERMISSION IS HEREBY GRANTED TO **Georg Fischer** to

Demo Milk House and Build a 24'-0" x 28'-0" Garage At the following address: **31560 Foliage Ave.,**

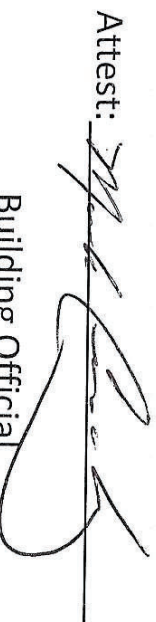
Northfield, MN 55057. This permit is granted upon the express conditions that said owner shall

comply in all respects with the ordinances of the Township of Greenvale, Dakota County and State
of Minnesota.

Given under the hand of the Building Official of said township and its corporate seal and attested
by its Building Official this **10th** day of **June, 2025.**

Attest:

Building Official



Permits Valid for 180 Days

Call 612-819-1334 for inspections

Greenvale Township

NEW BUILDING PERMIT APPLICATION

Payments to Greenvale Township must be received before any permits are issued

Project Address		Street	City	State/Zip	Property Identification #
31560 Foliage Ave. West		Northfield	MN	55044	160230051012
Applicant Name		Street Address		Applicant Telephone Number	
Georg Fischer		31560 Foliage Ave. West		612-328-5687	
City		State	Zip	Applicant/Contractor Email	
Northfield		MN	55044	cgfischer75@gmail.com	
Owner Name		Street	City	State/Zip	
Telephone		Same as above			
Contractor's Name		Street	City	State	Zip
n/a by owner					
Contractor's State License Number (required)		Expiration Date		Telephone Number	
n/a		n/a			
Brief Project Description				Completed Value (includes labor and materials)	
demo old milkhouse and build new 24' x 28' garage added to barn				\$25,000	

PROJECT INFORMATION (Circle all that apply)			
PERMIT TYPE	PROJECT PROPOSED USE	TYPE OF CONSTRUCTION	ZONING DISTRICT
Building <u>Accessory Building</u> Other	<u>Residential</u> Solar Energy	Accessory Building <u>Addition</u> Interior Remodel <u>Deck/Porch</u> <u>New Construction</u> Foundation Only	<u>Agricultural</u> Shoreland Overlay Flood Plain Overlay

Notice: Separate permits are required for plumbing, heating, fireplace installation, electrical work and installation of the septic system. The permit shall become null and void unless work or construction authorized by the permit is not commenced within 180 days after its issuance, or if the work authorized by the permit is suspended or abandoned for a period of 180 days after the time the work is commenced.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provision of any other State or Local law regulating construction or the performance of construction. The on-site Building Inspector reserves the right to review requirements for soil erosion and sediment control that may be required during construction. The building permit may be suspended or revoked if the permit has been issued in error or based on incorrect information supplied or in violation of any ordinance or regulation of Township.

The property owner agrees to pay all plan review fees even if he/she chooses not to proceed with the work. Permit expires when work is not commenced within 180 days from date of permit, or if work is suspended, abandoned, or not inspected for 180 days. Work beyond the scope of this permit, or work without a permit or inspection will be subject to penalty.

Signature of Applicant (Owner or Contractor)

Georg Fischer

Date

6/9/25

Completed application and permit checklist must be sent directly to the Building Official at:

Building Official - Mark Ceminsky

Beaver Creek Companies, Inc.

7226 235th St W

Farmington, MN 55024

Main Office: 612-819-1334

Email: markceminsky@beavercreekco.com

Permit # _____

MARK CEMINSKY 612 819 1334

Greenvale Township

Permit Instructions and New Construction Checklist

(This form must be included when applying for building permit)

Address: 31560 Foliage Ave. W. PID# 160230051012
Northfield, mn 55044

SUBMISSION CHECKLIST

- ☒ Completed and Signed Building Permit Application (Include all Contractor License numbers and contact information).
- ☒ 3 sets of Structural Building Plans (floor plans and elevations, along with construction details).
- ☒ 3 sets of Site Plans, illustrating building dimensions, lot line, setbacks, septic system and well.
- ☒ New Construction Energy Code Compliance Certificate.
- ☒ New Construction, Residential Combustible Air Calculation Method.
- ☒ New Construction, Energy Code Lighting Schedule (can be deferred submittal).

Check all items below that will be included in the construction of the project, if items are not included in original permit application, but are added to plan after permit has been issued, an additional permit will be required.

- ☐ Finish Basement
- ☐ Deck
- ☐ Gas Fireplace: Quantity _____
- ☐ Masonry/Wood Fireplace: Quantity _____
- ☐ In-Floor Heat - Hydronic
- ☐ Geothermal System
- ☐ Solar System
- ☒ Other
- ☐ Complete Septic System Design, including soils.

X Add TO BARN
NEW MICKHOUSE

Note: All materials and the installation of all materials must comply with the Minnesota State Building Code and the Manufacturers installation specifications for each product.

Applicant is responsible for calling Building Official for inspections.

Applicant's Printed Name: Georg Fischer

Applicant's Signature: Georg Fischer Date: 6/9/25

Attachment 1

Demolition Plan for Demolition Permit Application:

Milk House Demolition at 31560 Foliage Avenue West, Northfield MN, 55044

General Project Description: The “milk house” connected to the dairy barn located at 31560 Foliage Avenue West in Northfield Minnesota will be demolished to make room for a new potential new structure in the future. The construction site is identified on the image below in a red circle.

Building Footprint: ~16 foot 4 inches (16.33 feet) x 12 foot 3 inches (12.25 ft)= 200.043 sq feet

First Floor Walls: ~6 ft 10 inches tall

Roof Peak: ~13 feet six inches



Lead Paint: Building materials were tested by the landowner on May 4, 2025 using a Pro Lab Lead Surface Test Kit. Following the instructions provided with the test kit, swabs were taken of suspect materials within the “mil house”. The results are listed in the table below. All lead paint identified will remain on the structural components and will be disposed of as construction/demolition waste. This

complies with the Minnesota Pollution Control Agencies recommendations as presented in their fact sheet entitled "Pre-renovation or demolition requirements, December 2013 (w-sw4-07).

Material Tested	Result
Paint on Exterior Door	Present
Paint on Exterior Door Jam	Present
Exterior Paint on Bricks	Not Present
Exterior Paint on Siding	Not Present
Paint on Interior wall cladding	Present in some locations
Paint on Interior Concrete Wall (Barn Wall)	Not Present
Paint on Window and Window Jam	Not tested- assumed present

Asbestos: A visual inspection of the structure was conducted on May 4, 2025 by the landowner. The building does not contain any of the following: spray-on ceiling or wall texture, fireproofing plaster, pipe coverings or insulation, floor tiles, linoleum, duct wrap, boiler insulation, ceiling tiles, floor or wall mastics, concrete pipes or exterior siding. These items were identified as items commonly containing asbestos in the Minnesota Department Of Health's fact sheet "Before you renovate or demolish...", dated 11/13/2023. The insulation in the attic is fiberglass. Due to the lack of these items on site, No Asbestos-containing materials (ACM) are believed to be on site.

Other Hazardous Materials: All materials will be removed from the structure prior to demolition. A site inspection was performed by the landowner on May 4, 2025. There are no appliances, electronics, thermostats, chemicals, fluorescent lights, ballast or other hazardous materials attached to the structure. All chemicals currently stored within the structure will be removed prior to demolition and product that can no longer be used will be delivered to the Dakota County Recycling Center, 3365 Dodd Rd, Eagan, MNB 55121, for proper disposal.

Septic Systems: The mound septic system that serves the property is identified in the image above with a yellow oval. It will not be impacted by the proposed demolition. There are no connections from the structure to the mound system.

Wells: The well servicing the site is identified in the image above with a blue hourglass symbol. It will not be impacted by the proposed demolition.

Shoreland: The property abuts Mud Creek, which is identified as a tributary to the Cannon River in Dakota County Ordinance 50, Shoreland and Floodplain Management. However, the construction site is over 400 feet away from the Mud Creek, outside the 300 foot jurisdiction for shoreland permitting. The location of the milk house also falls outside of the Dakota County Shoreland Zoning District setback of 100 feet from the ordinary high water mark (Table 5) as described in Dakota County Ordinance 50, Shoreland and Floodplain Management. The construction site is located outside of the Floodplain Area.

Disposal: The table below provides the general removal and disposal methods for each of the building components.

The concrete floor and brick walls will be broken into pieces no larger than 18 inches in any dimension and buried on site in accordance with Dakota County Ordinance 110, Solid Waste Management, section 6.08, B, 2. The approximate location of the "qualified clean fill" bury site is shown on the image above in

the green circle. This site complies with section 6.08, B,1, of Dakota County Ordinance 110 for the location of qualified clean fill landfills. The quantities that will be generated and buried on site (less than 20 cubic yards) are exempt from county review and approval per section 6.08, B., 6.

The exterior siding will be removed by hand and reclaimed for future projects. This material was tested and found to not have lead paint.

The remainder of the materials will be placed in a dumpster rented from Waste Management in Burnsville for removal to the Waste Management Construction and Demolition Cell at the Burnsville Sanitary Landfill, 2650 West Cliff Road, Burnsville, MN 55337. .

Building Component	Approximate Quantity	Removal Method	Disposal Method
Concrete floor	200 cf	Backhoe or similar equipment	Broken into pieces no larger than 18 inches in any dimension and buried on site
Brick walls	243 cf	Backhoe or similar equipment	Broken into pieces no larger than 18 inches in any dimension and buried on site
Exterior Door and window and associated trim (lead present)	30 sf	Removed by hand. Paint to remain on substrate.	Construction and Demolition/Landfill: Waste Management in Burnsville
Painted Interior Wall cladding (OSB) (lead present)	309 sf	Removed by hand. Paint to remain on substrate.	Construction and Demolition/Landfill: Waste Management in Burnsville
Exterior siding	45 sf	Removed by hand	Reclaimed for other future projects
Asphalt shingles and underlayment	360 sf	Removed by hand and equipment TBD	Construction and Demolition/Landfill: Waste Management in Burnsville
Plywood roofing underlayment	360 sf	Removed by hand and equipment TBD	Construction and Demolition/Landfill: Waste Management in Burnsville
Wooden structural components (roof, ceiling, wall furring strips, etc.)	Difficult to estimate	Removed by hand and equipment TBD	Construction and Demolition/Landfill: Waste Management in Burnsville
Electrical wires and fixtures (non PCB, non-mercury and no fluorescent bulbs)	NA	Removed by hand and equipment TBD	Construction and Demolition/Landfill: Waste Management in Burnsville
Fiberglass insulation	50 cf	Removed by hand and equipment TBD	Construction and Demolition/Landfill: Waste Management in Burnsville





Property Card		Parcel ID Number 16-42500-01-120	
Owner Information Fee Owner ABOVE GRADE PROPERTIES LLC			
Mailing Address 29002 ISLE AVE NORTHFIELD MN 55057			
Property Address Address 8882 298TH CT W			
Municipality GREENVALE TWP			
Parcel Information			
Sale Date		Total Acres	6.76
Sale Value \$0.00		R/W Acres	
Uses AG		Water Acres	
		Plat	HAZELWOOD CREEK ESTATES
		Lot and Block	12 1
		Tax Description	LOT 12 BLK 1 & COMMON AREA KNOWN AS OUTLOT A
2025 Building Characteristics (payable 2026)*			
Building Type	Year Built 0	Bedrooms	
Building Style	Foundation Sq Ft	Bathrooms	
Frame	Above Grade Sq Ft	Garage Sq Ft	
Multiple Buildings	Finished Sq Ft	Other Garage	
Miscellaneous Information			
School District 659	Watershed District NORTH CANNON RIVER	Homestead NON HOMESTEAD	Green Acres Ag Preserve Open Space
Assessor Valuation			
	Taxable	Estimated	
2025 Land Values (payable 2026)	\$43,200.00	\$43,200.00	
2025 Building Values (payable 2026)*	\$0.00	\$0.00	
2025 Total Values (payable 2026)*	\$43,200.00	\$43,200.00	
2024 Total Values (payable 2025)*	\$39,800.00	\$39,800.00	
Property Tax Information			
Net Tax (payable 2025) \$44.00	Special Assessments (2025) \$0.00	Total Tax & Assessments (2025) \$44.00	

* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Greenvale Township
NEW BUILDING PERMIT APPLICATION

Payments to Greenvale Township must be received before any permits are issued

Project Address 8882	Street 298th CT W	City Northfield	State/Zip MN 55057	Property Identification # 16-42500-01-12
Applicant Name Above Grade Properties LLC		Street Address 29002 Isle Ave	Applicant Telephone Number 952 465 8410	
City Northfield	State MN	Zip 55057	Applicant/Contractor Email tomwilliams83@gmail.com	
Owner Name Tom Williams	Street	City	State/Zip	
Telephone 952 465 8410				
Contractor's Name Owner is Contractor		Street	City	State Zip
Contractor's State License Number (required)		Expiration Date		Telephone Number
Brief Project Description 40X64 Pole Shed			Completed Value (includes labor and materials) \$ 30,000	

PROJECT INFORMATION (Circle all that apply)				
PERMIT TYPE	PROJECT PROPOSED USE	TYPE OF CONSTRUCTION		ZONING DISTRICT
Building <u>Accessory Building</u> Other	<u>Residential</u> Solar Energy	<u>Accessory Building</u> Addition Interior Remodel Deck/Porch New Construction Foundation Only	Relocation Fireplace Fence/Wall In Ground Pool Plumbing Mechanical Above Ground Pool	<u>Agricultural</u> Shoreland Overlay Flood Plain Overlay

Notice: Separate permits are required for plumbing, heating, fireplace installation, electrical work and installation of the septic system. The permit shall become null and void unless work or construction authorized by the permit is not commenced within 180 days after its issuance, or if the work authorized by the permit is suspended or abandoned for a period of 180 days after the time the work is commenced.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provision of any other State or Local law regulating construction or the performance of construction. The on site Building Inspector reserves the right to review requirements for soil erosion and sediment control that may be required during construction. The building permit may be suspended or revoked if the permit has been issued in error or based on incorrect information supplied or in violation of any ordinance or regulation of Township.

The property owner agrees to pay all plan review fees even if he/she chooses not to proceed with the work. Permit expires when work is not commenced within 180 days from date of permit, or if work is suspended, abandoned, or not inspected for 180 days. Work beyond the scope of this permit, or work without a permit or inspection will be subject to penalty.

Signature of Applicant (Owner or Contractor).

Date

Tom Williams

8-1-25

Completed application and permit checklist must be sent directly to the Building Official at:

Permit # _____

Building Official - Mark Ceminsky
Beaver Creek Companies, Inc.
7226 235th St W
Farmington, MN 55024

Greenvale Township

Permit Instructions and New Construction Checklist

(This form must be included when applying for building permit)

Address: 8882 298th CT W Northfield 16-42500-01-120

SUBMISSION CHECKLIST

- ☒ Completed and Signed Building Permit Application (Include all Contractor License numbers and contact information).
- ☒ 3 sets of Structural Building Plans (floor plans and elevations, along with construction details).
- ☒ 3 sets of Site Plans, illustrating building dimensions, lot line, setbacks, septic system and well.
- ☐ New Construction Energy Code Compliance Certificate.
- ☐ New Construction, Residential Combustible Air Calculation Method.
- ☐ New Construction, Energy Code Lighting Schedule (can be deferred submittal).

Check all items below that will be included in the construction of the project, if items are not included in original permit application, but are added to plan after permit has been issued, an additional permit will be required.

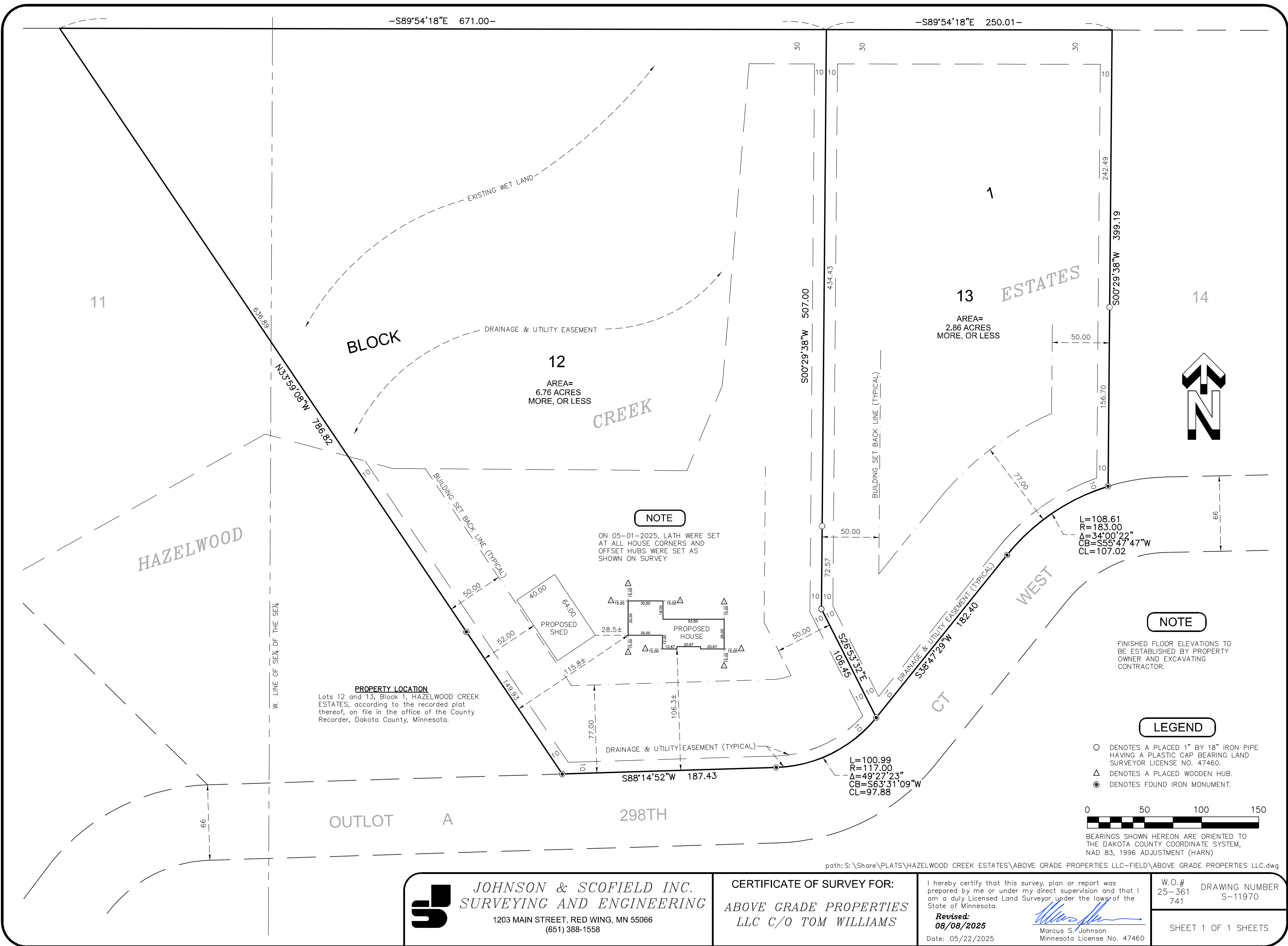
- ☐ Finish Basement
- ☐ Deck
- ☐ Gas Fireplace: Quantity
- ☐ Masonry/Wood Fireplace: Quantity
- ☐ In-Floor Heat - Hydronic
- ☐ Geothermal System
- ☐ Solar System
- ☐ Other
- ☐ Complete Septic System Design, including soils.

Note: All materials and the installation of all materials must comply with the Minnesota State Building Code and the Manufacturers installation specifications for each product.

Applicant is responsible for calling Building Official for inspections.

Applicant's Printed Name: Above Grade Properties LLC Tom Williams

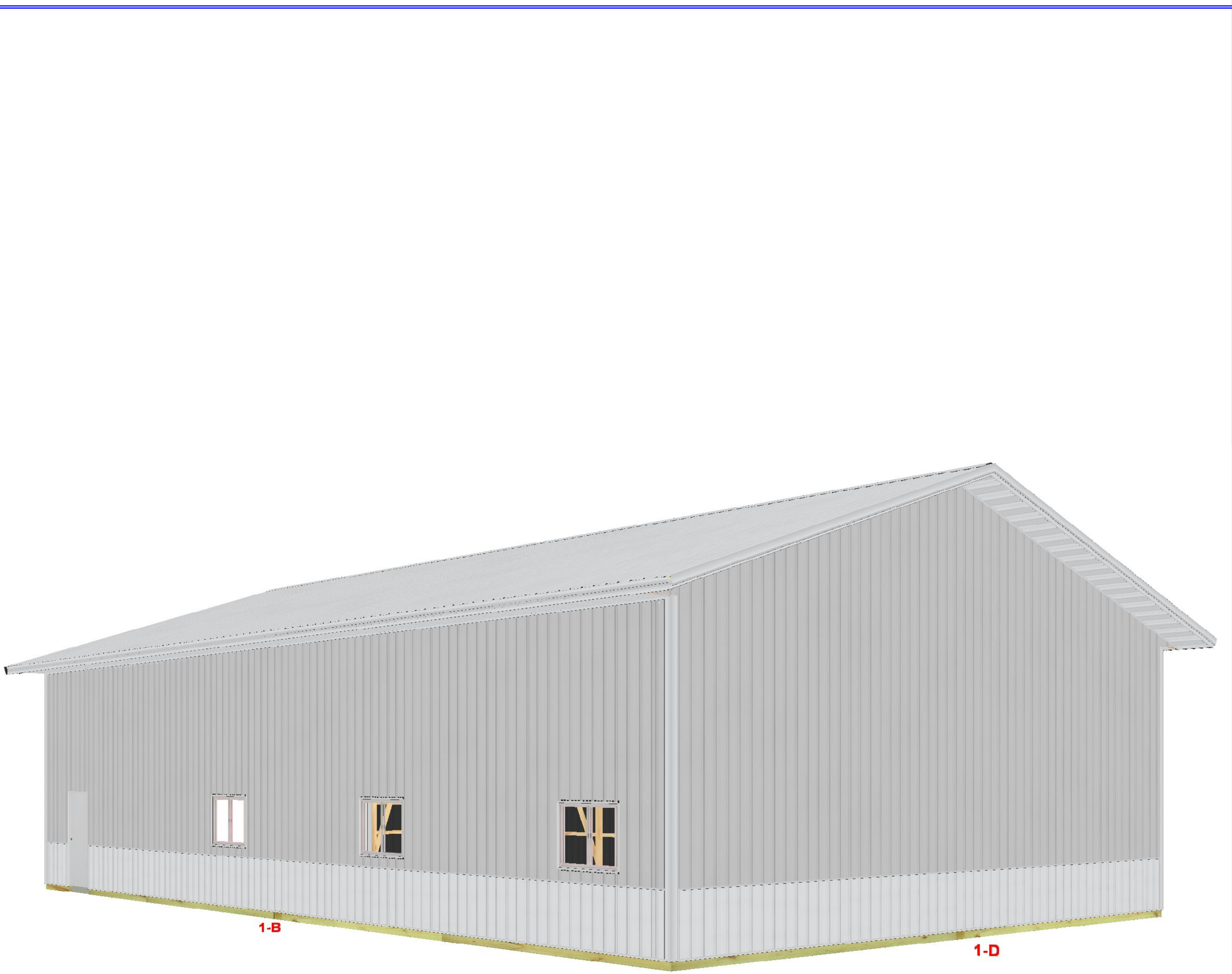
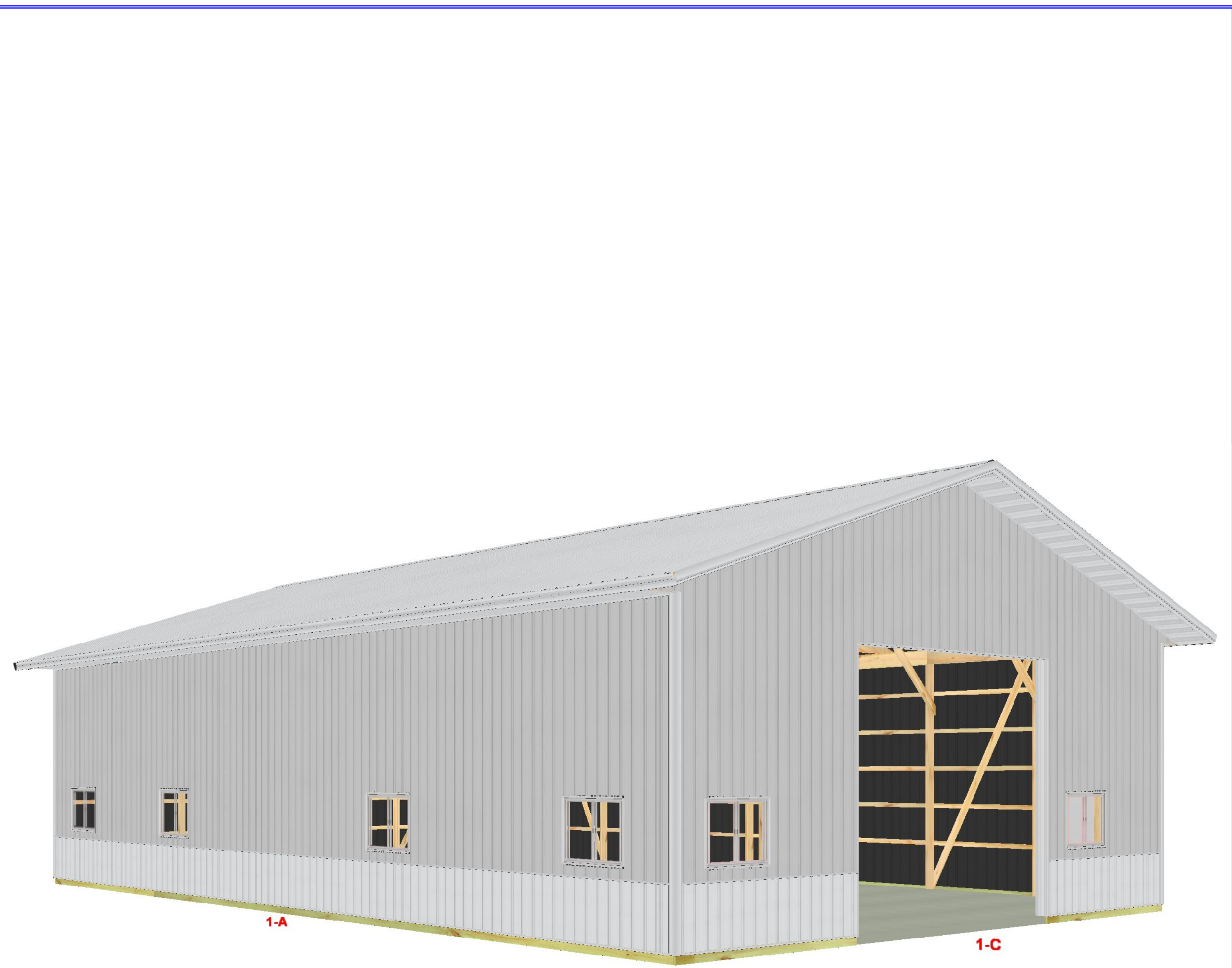
Applicant's Signature: Tom Williams Date: 8-1-25





THOMAS WILLIAMS

NORTHFIELD, MN



Service doors and windows shown for representation only. Please confirm exact locations at time of construction.

MIDWEST

MINI PRINT

FILE NUMBER: EM637856

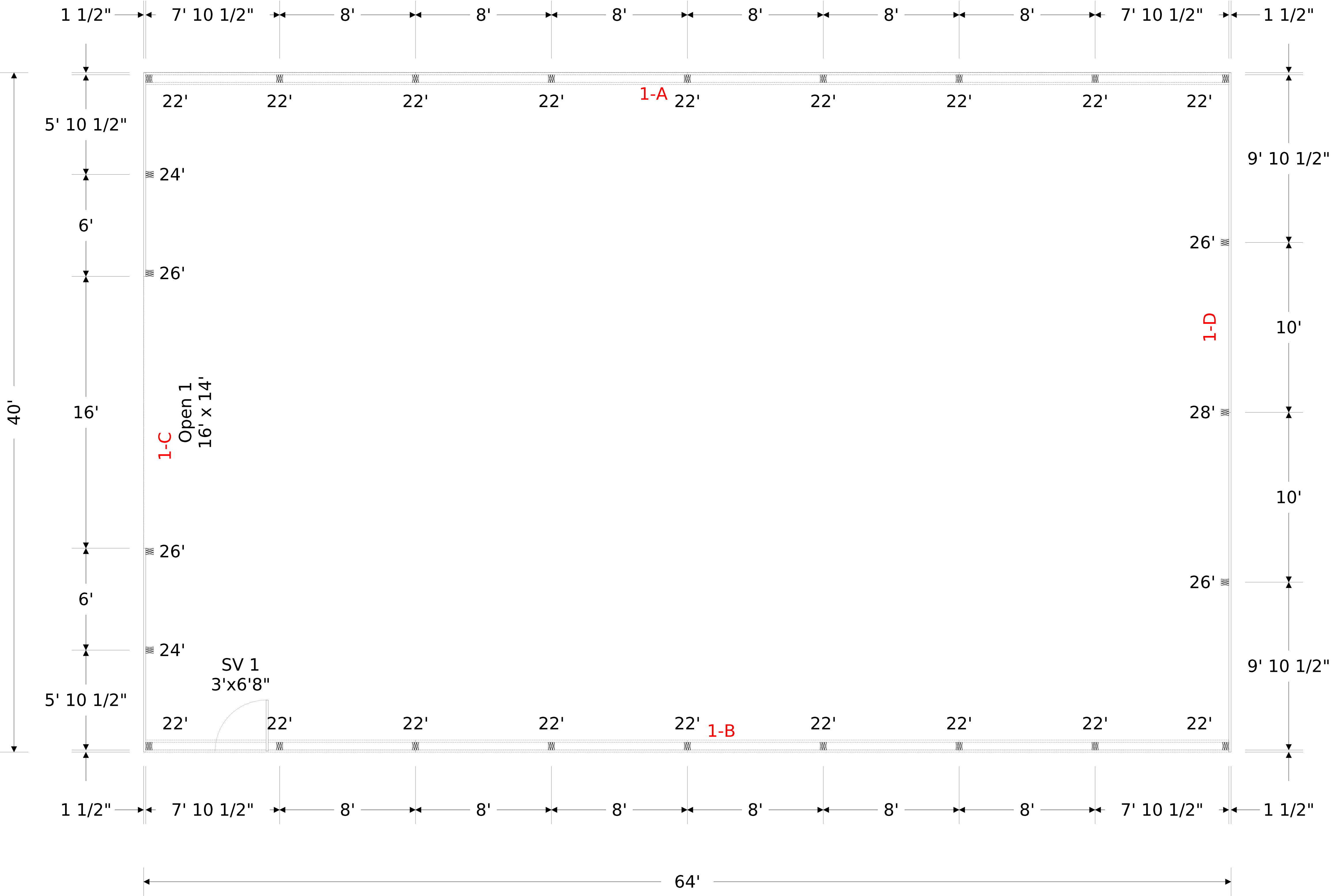
DIMENSIONS
Material views, steel views, and floor plan are not to scale.

ERRORS AND OMISSIONS
MENARD INC. is unable to accept liability for any errors or omissions in excess of the original purchase price for these plans. Consequently, builders must carefully check all details and information in these drawings including dimensioning, material quantities and availability of the products specified. Any errors or omissions found should be reported immediately to Midwest Manufacturing, 5311 Kane Road, Eau Claire, WI 54703

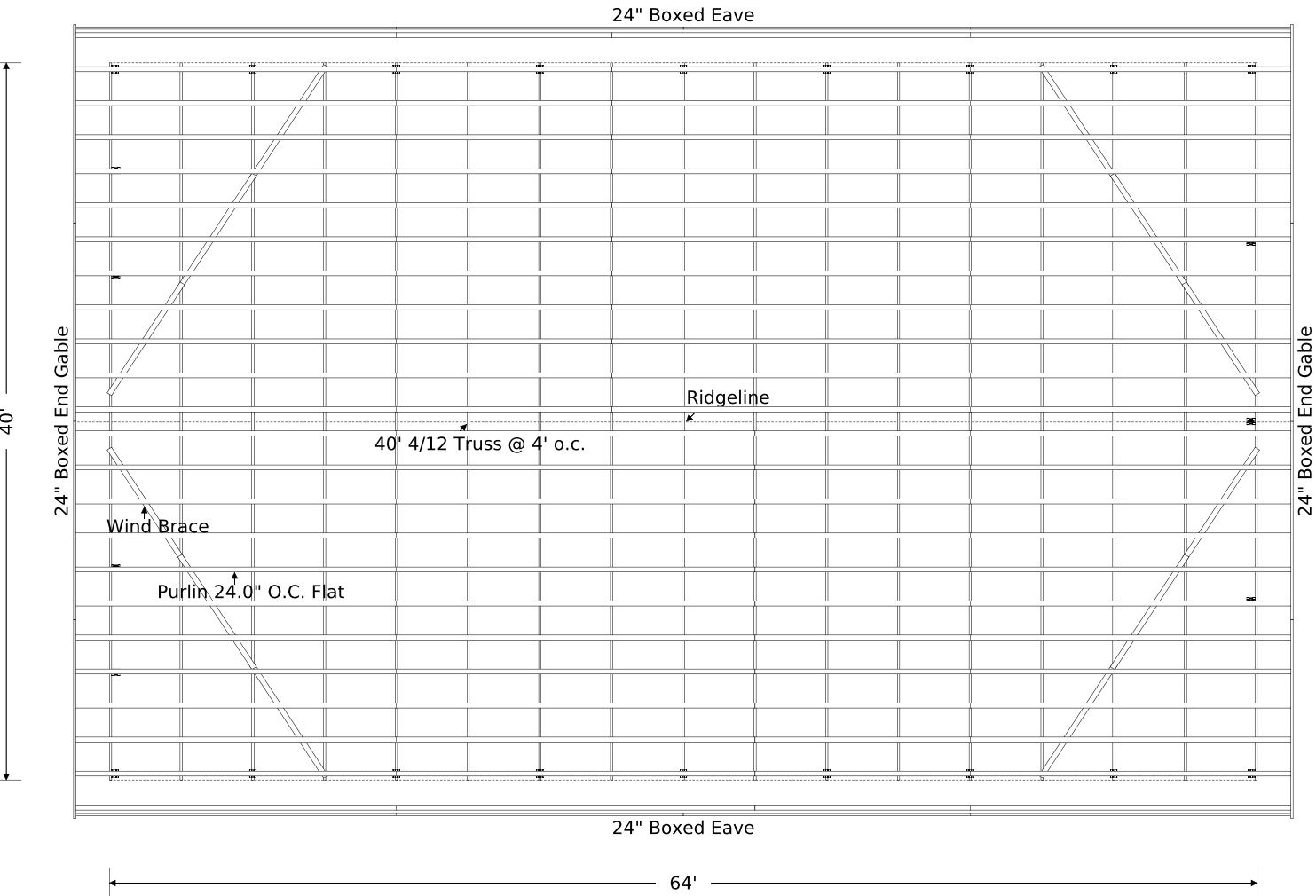
ADAPTATION AND UTILIZATION OF THIS PLAN
These plans have been professionally prepared to conform to most generally accepted construction requirements throughout North America, however due to local codes, regulations, and building practices and or because of specific site conditions, these drawings may not be suitable or legal for use in the construction of this building in all localities. Consequently, these drawings are not to be used as a guide for construction unless the builder has confirmed their suitability or until the drawings have been brought into conformity with all local requirements.

Service doors and windows shown for representation only. Please confirm exact locations at time of construction.

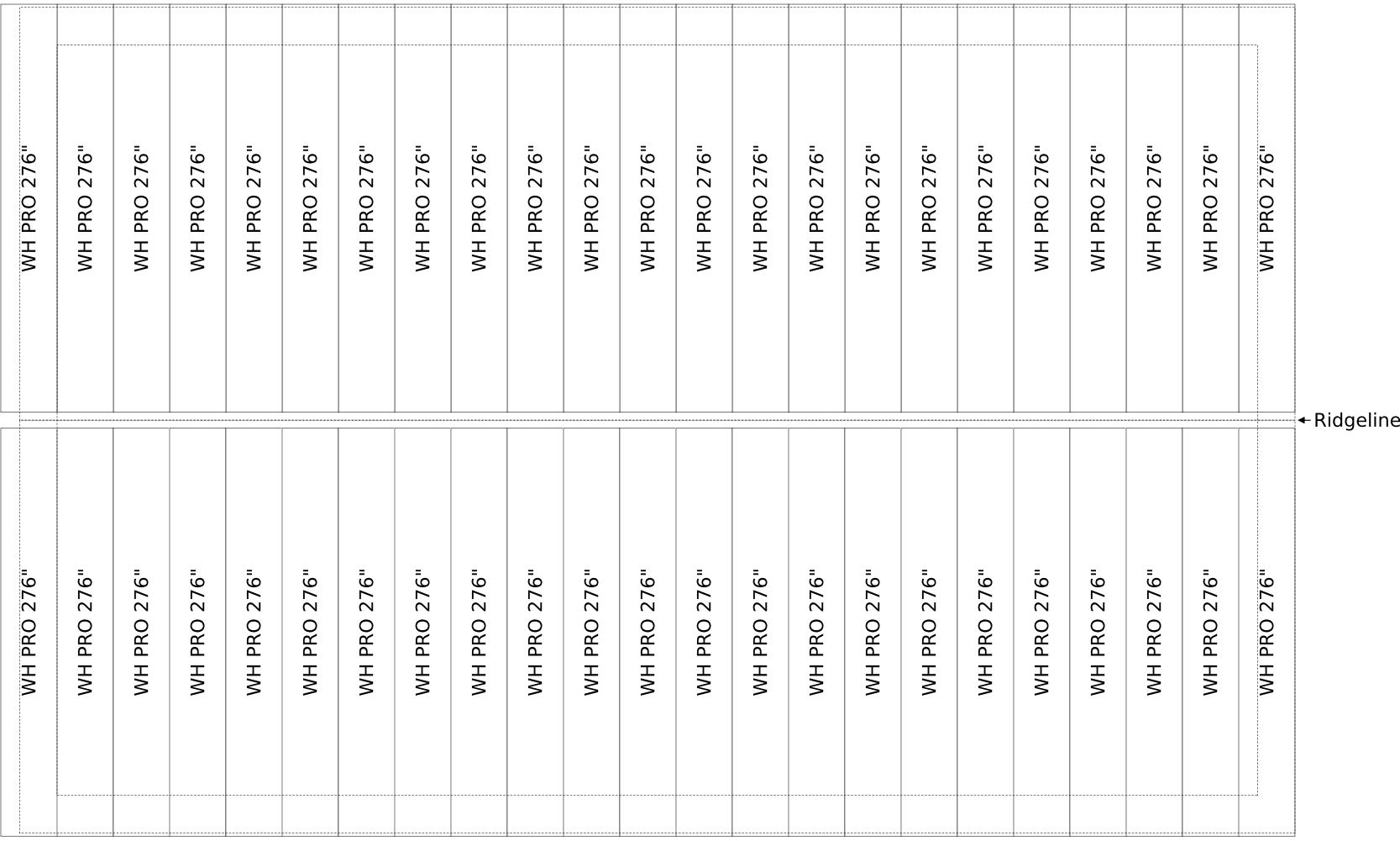
FLOOR PLAN



ROOF FRAMING



ROOF COVERING



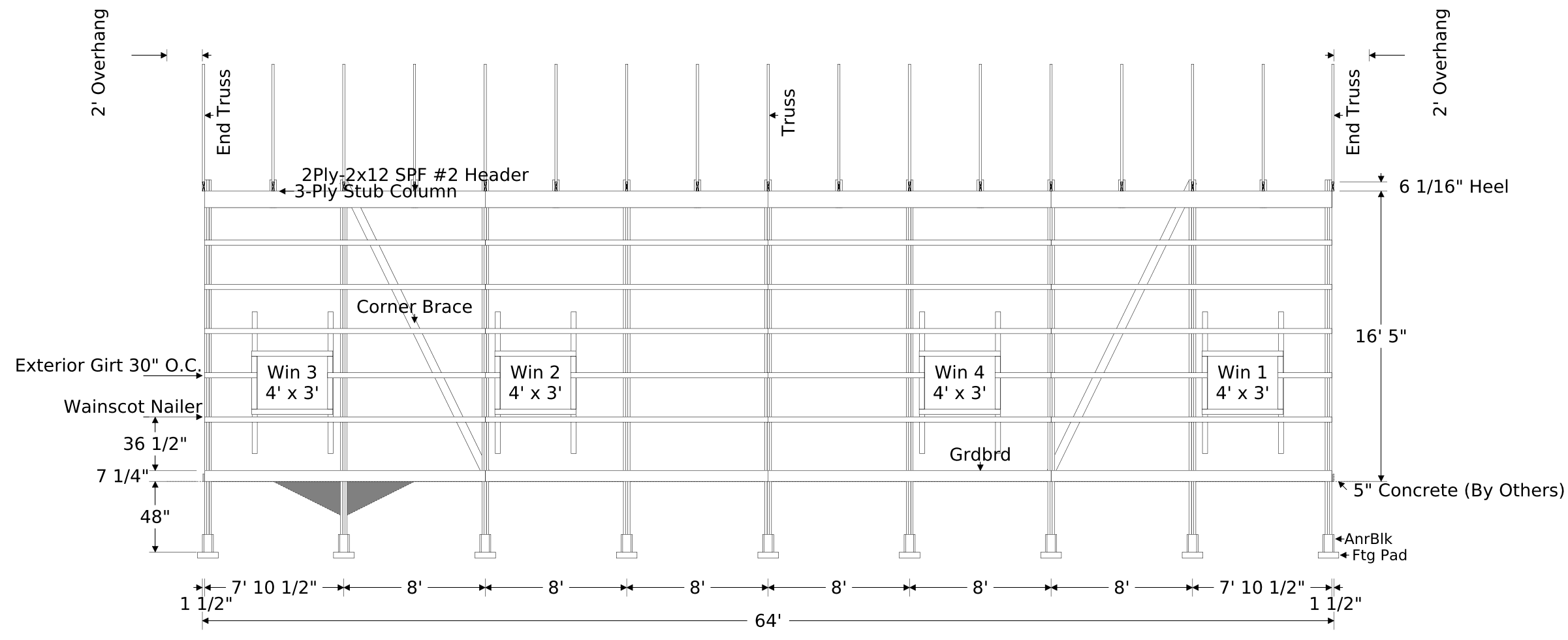
MIDWEST

MINI PRINT

FILE NUMBER:

EM637856

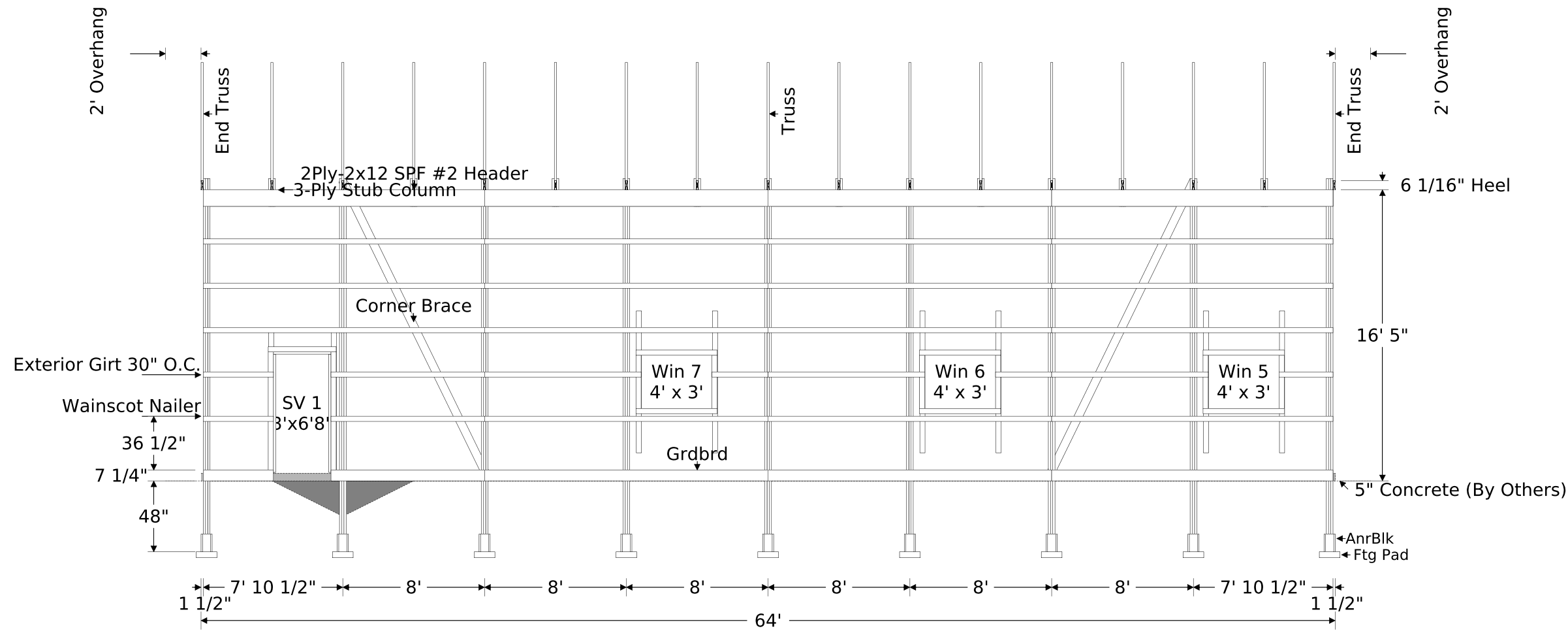
WALL 1-A FRAMING



WALL 1-A STEEL

[illegible]

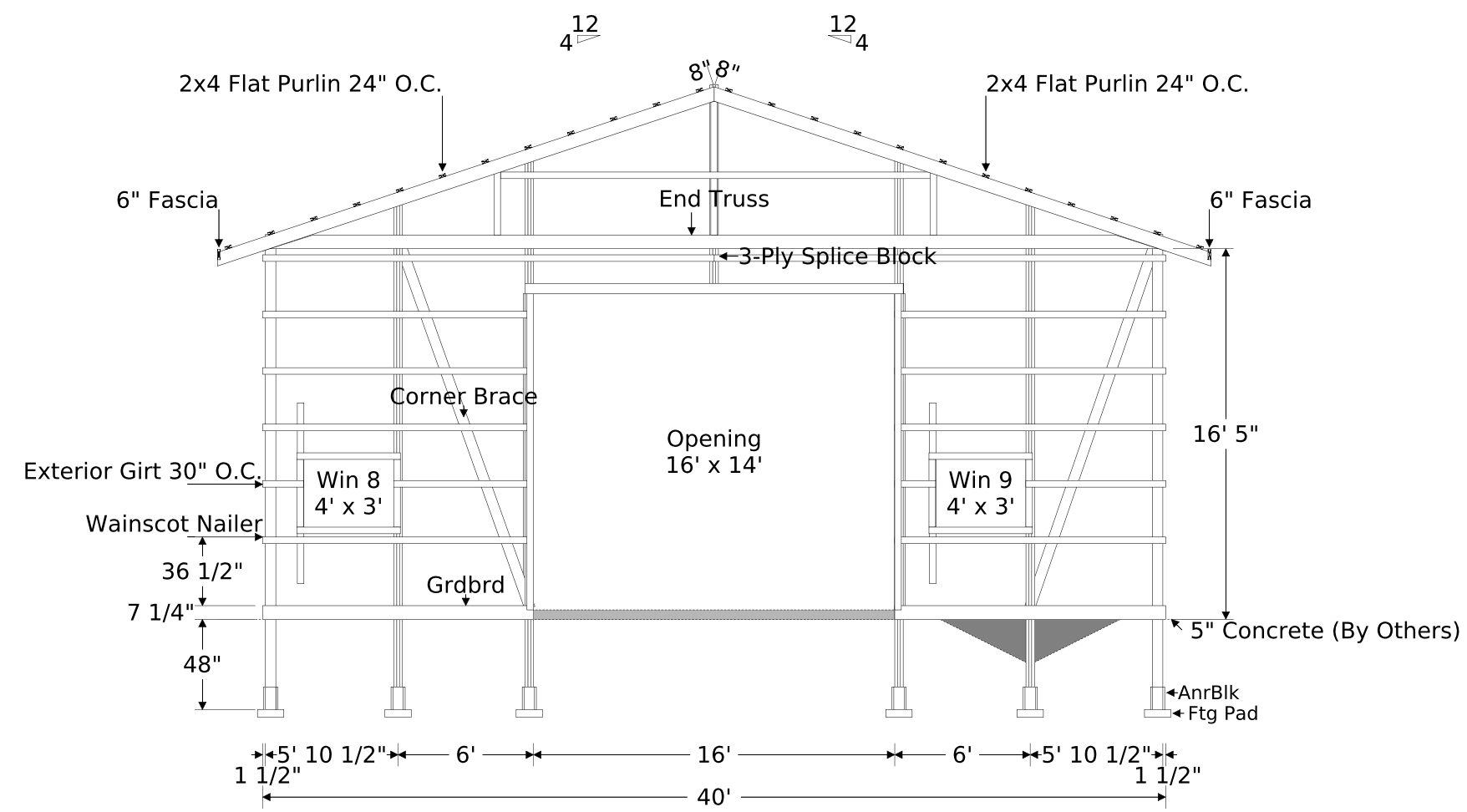
WALL 1-B FRAMING



WALL 1-B STEEL

[illegible]

WALL 1-C FRAMING



WALL 1-C STEEL

Diagram illustrating the GA PRO 94, 106, and 213 models in various configurations, showing the 16' x 14' opening and the 6" rise.

The diagram shows a 16' x 14' opening with a 6" rise. The GA PRO 94, 106, and 213 models are shown in various configurations, including single and double units, and with or without the 6" rise.

GA PRO 94" (Single Unit)

GA PRO 106" (Single Unit)

GA PRO 106" (Double Unit)

GA PRO 94" (Double Unit)

GA PRO 213" (Single Unit)

GA PRO 201" (Single Unit)

GA PRO 189" (Single Unit)

GA PRO 177" (Single Unit)

GA PRO 165" (Single Unit)

GA PRO 94" (Double Unit)

GA PRO 106" (Double Unit)

GA PRO 213" (Double Unit)

GA PRO 201" (Double Unit)

GA PRO 189" (Double Unit)

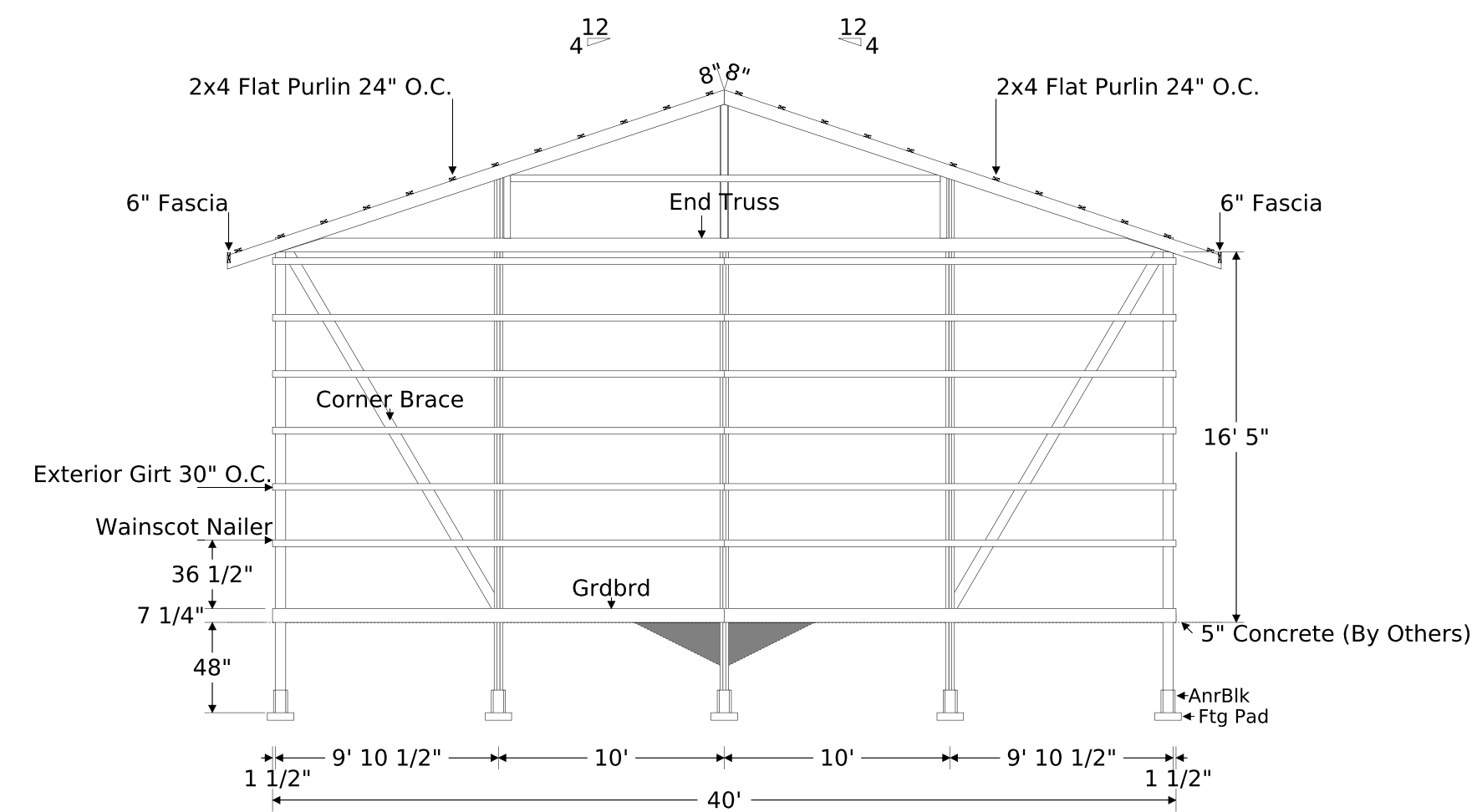
GA PRO 177" (Double Unit)

GA PRO 165" (Double Unit)

6" Rise

Opening 16' x 14'

WALL 1-D FRAMING



WALL 1-D STEEL

Product Name	Height
GA PRO 165"	165"
GA PRO 177"	177"
GA PRO 189"	189"
GA PRO 201"	201"
GA PRO 213"	213"
GA PRO 225"	225"
GA PRO 237"	237"
GA PRO 225"	225"
GA PRO 213"	213"
GA PRO 201"	201"
GA PRO 189"	189"
GA PRO 177"	177"
GA PRO 165"	165"

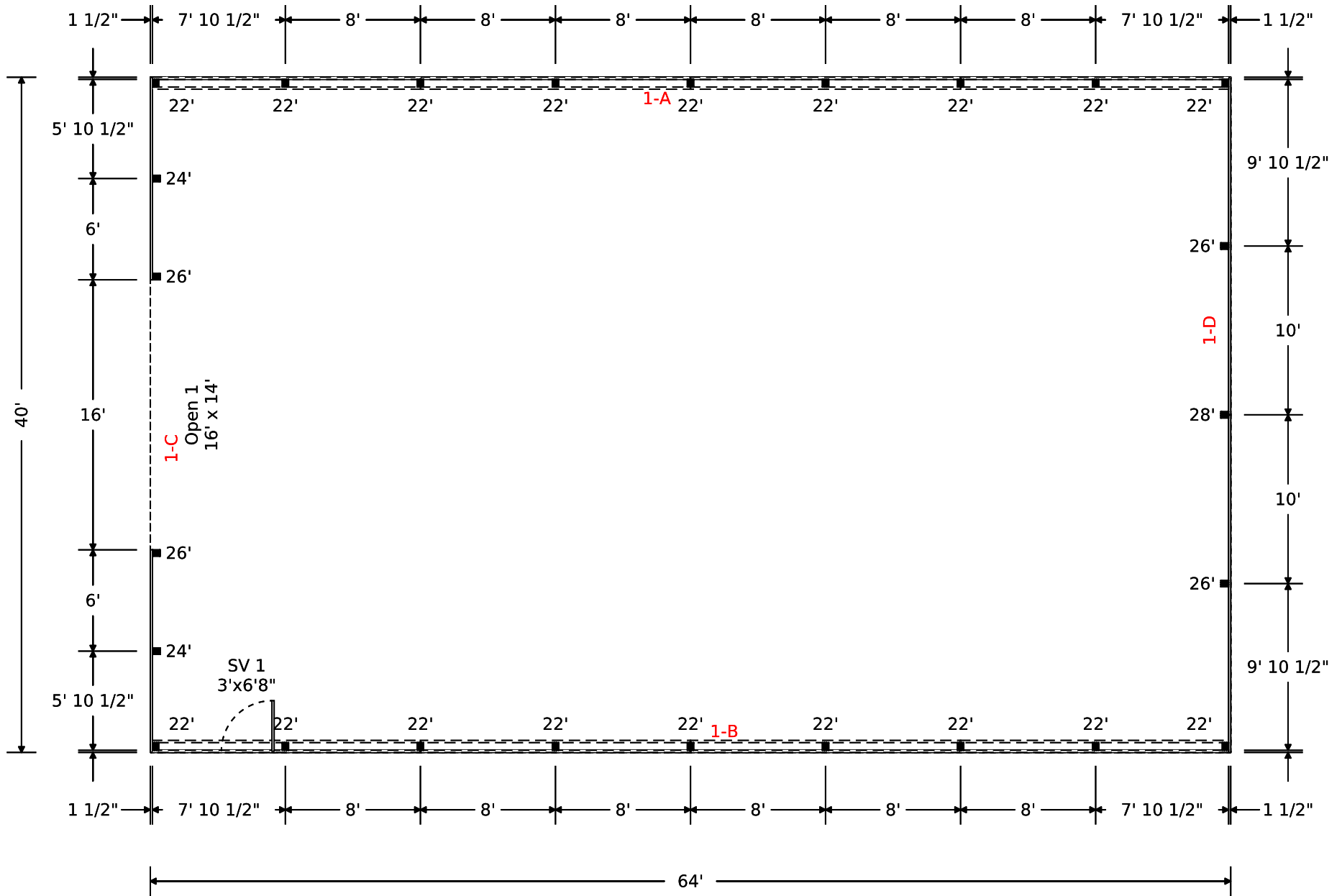
6" Rise

MIDWEST
MINI PRINT
FILE NUMBER:
EM637856

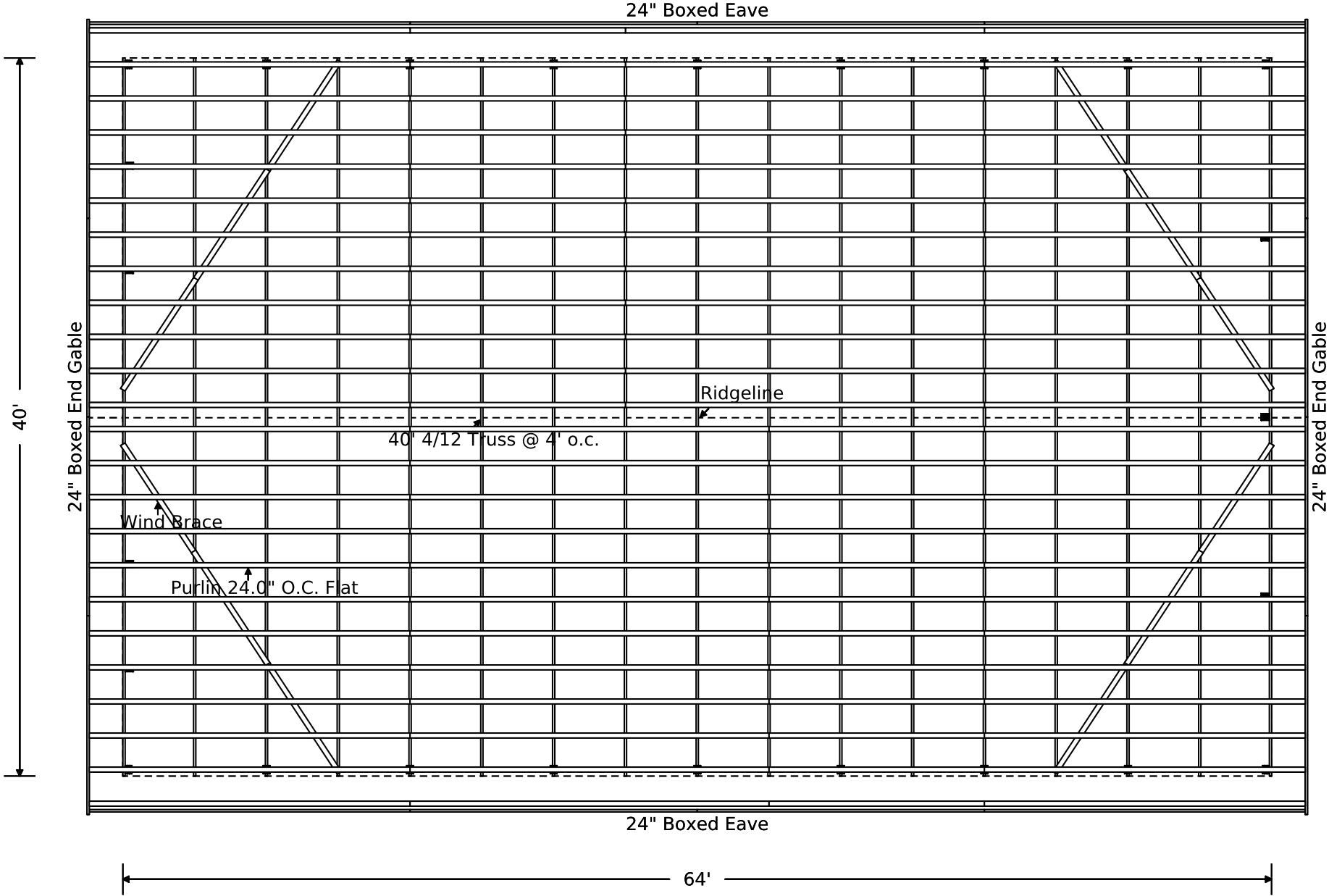




FLOOR PLAN



ROOF FRAMING

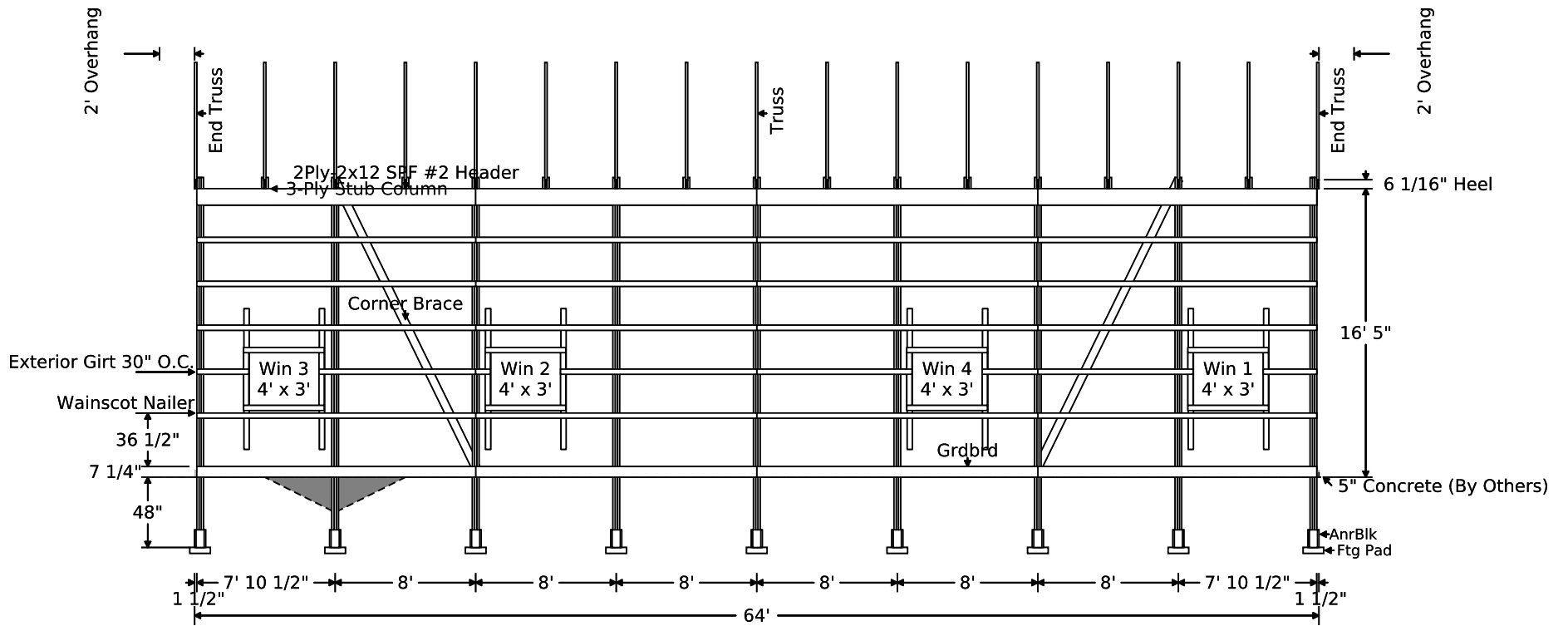


ROOF COVERING

[illegible]

← Ridgeline

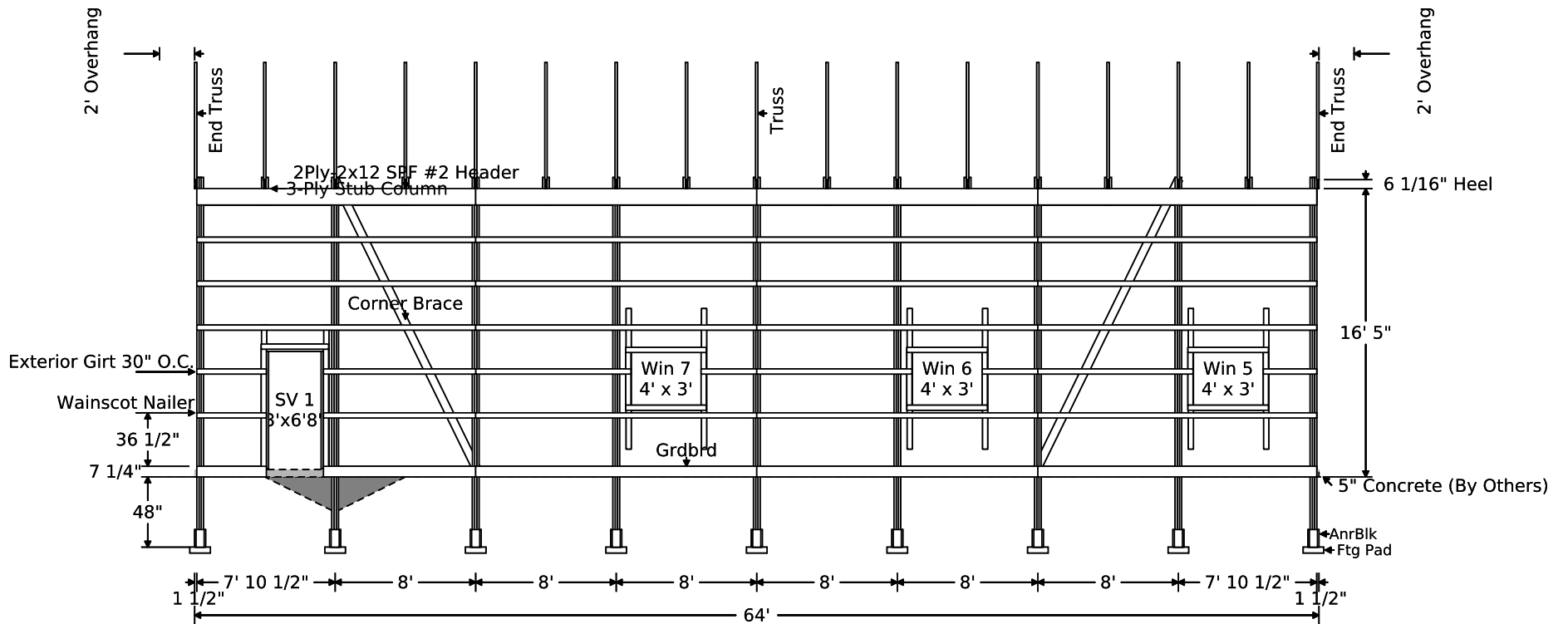
WALL 1-A FRAMING



WALL 1-A STEEL

[illegible]

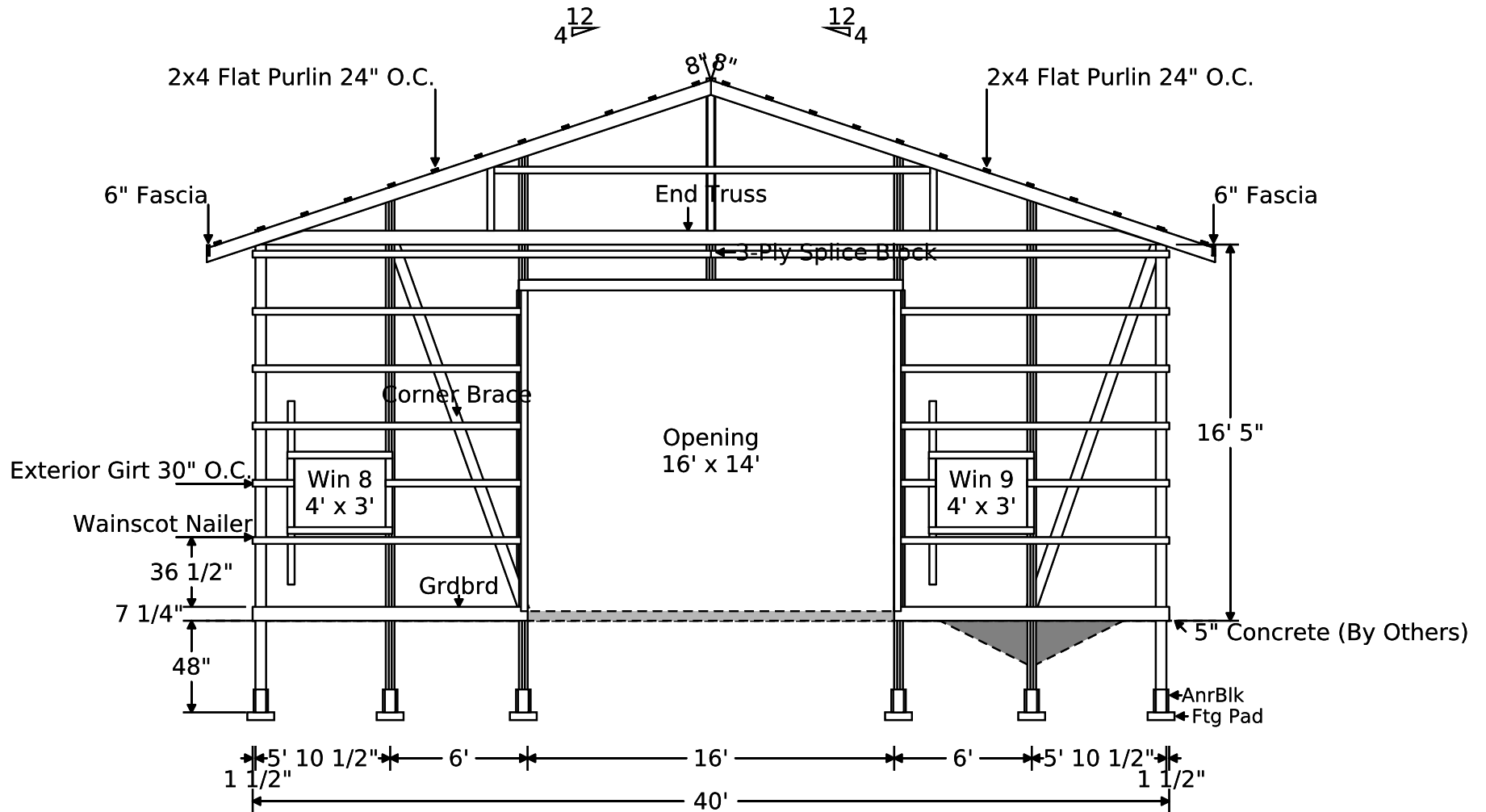
WALL 1-B FRAMING



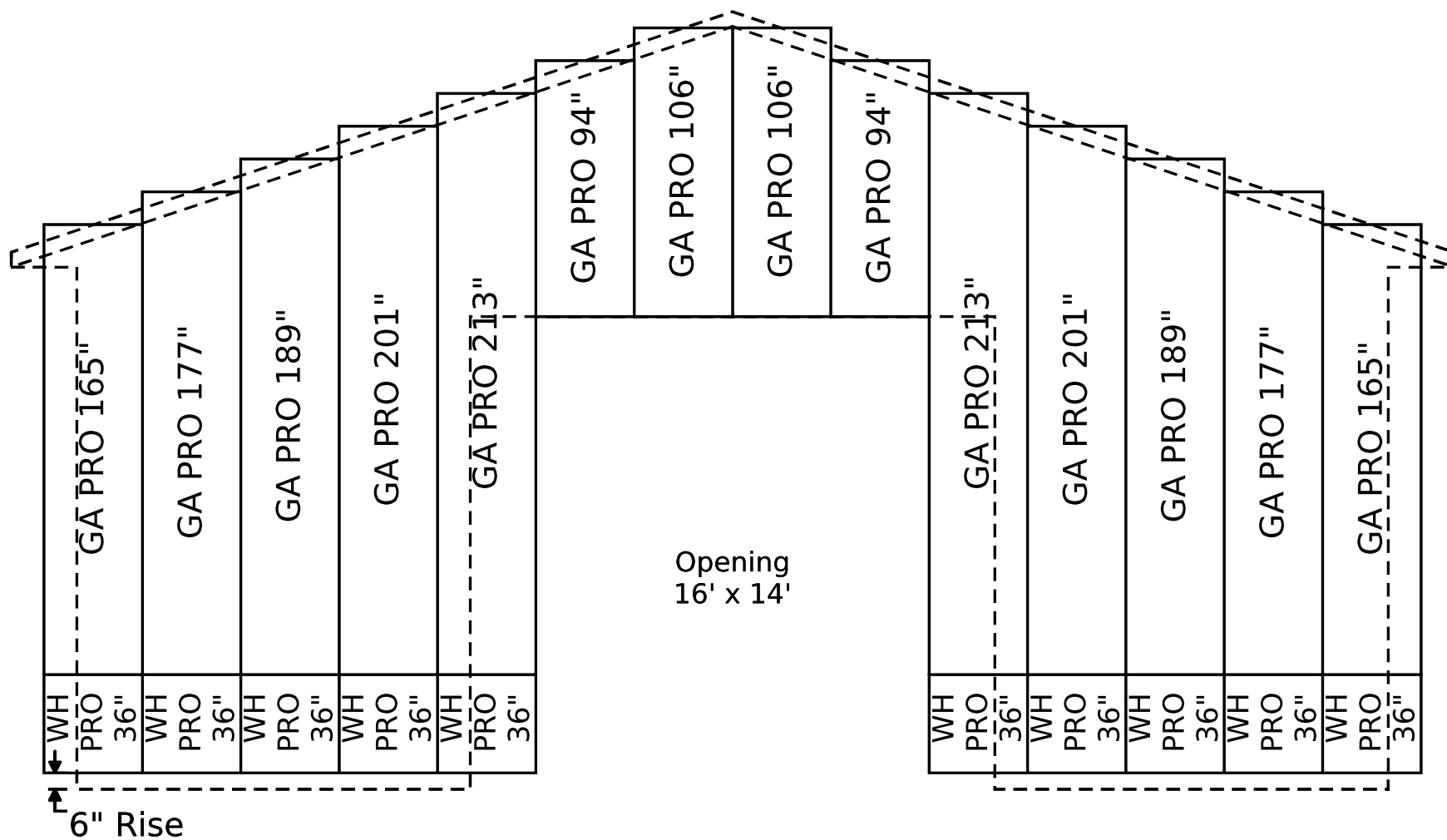
WALL 1-B STEEL

[illegible]

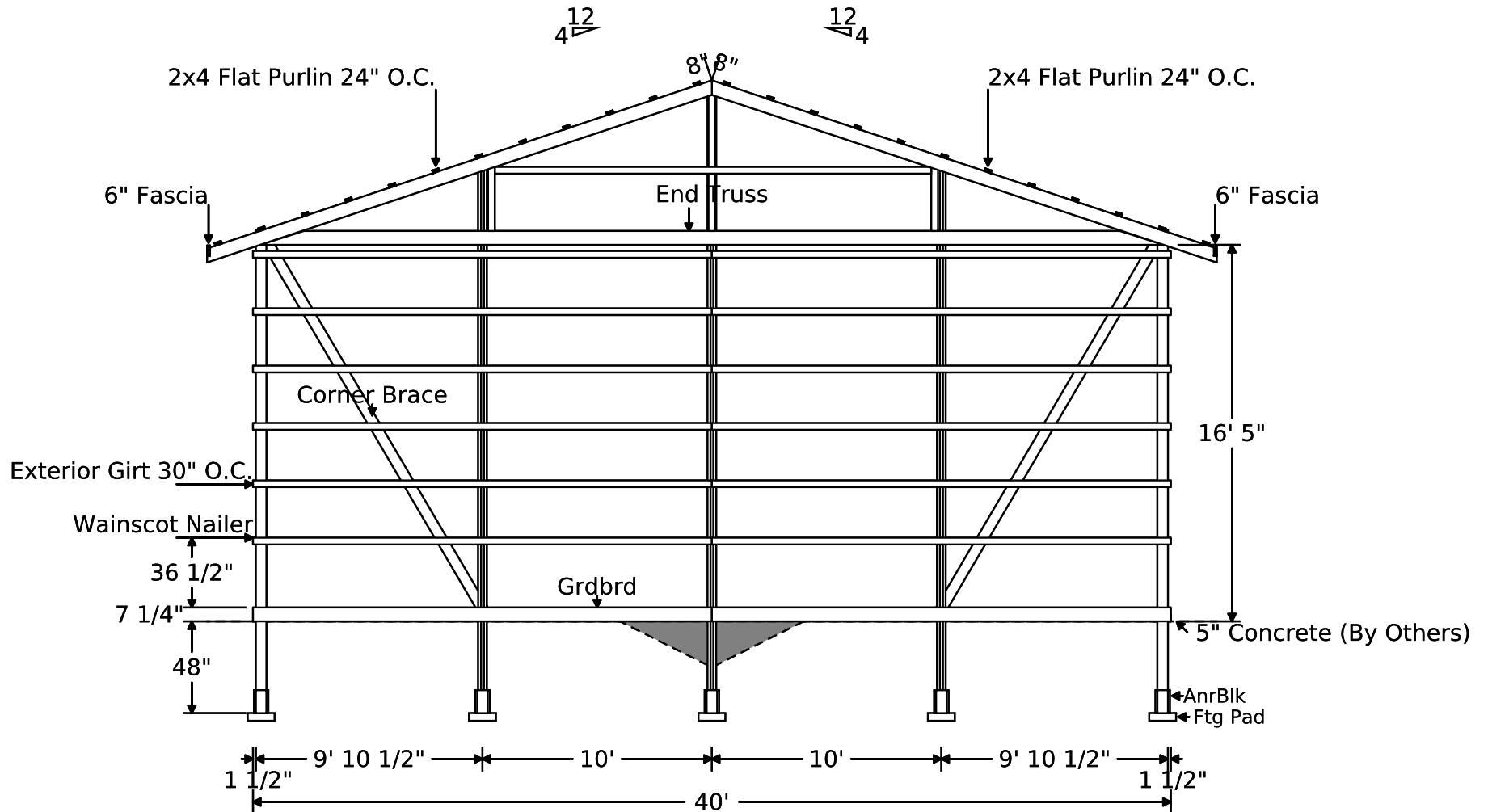
WALL 1-C FRAMING



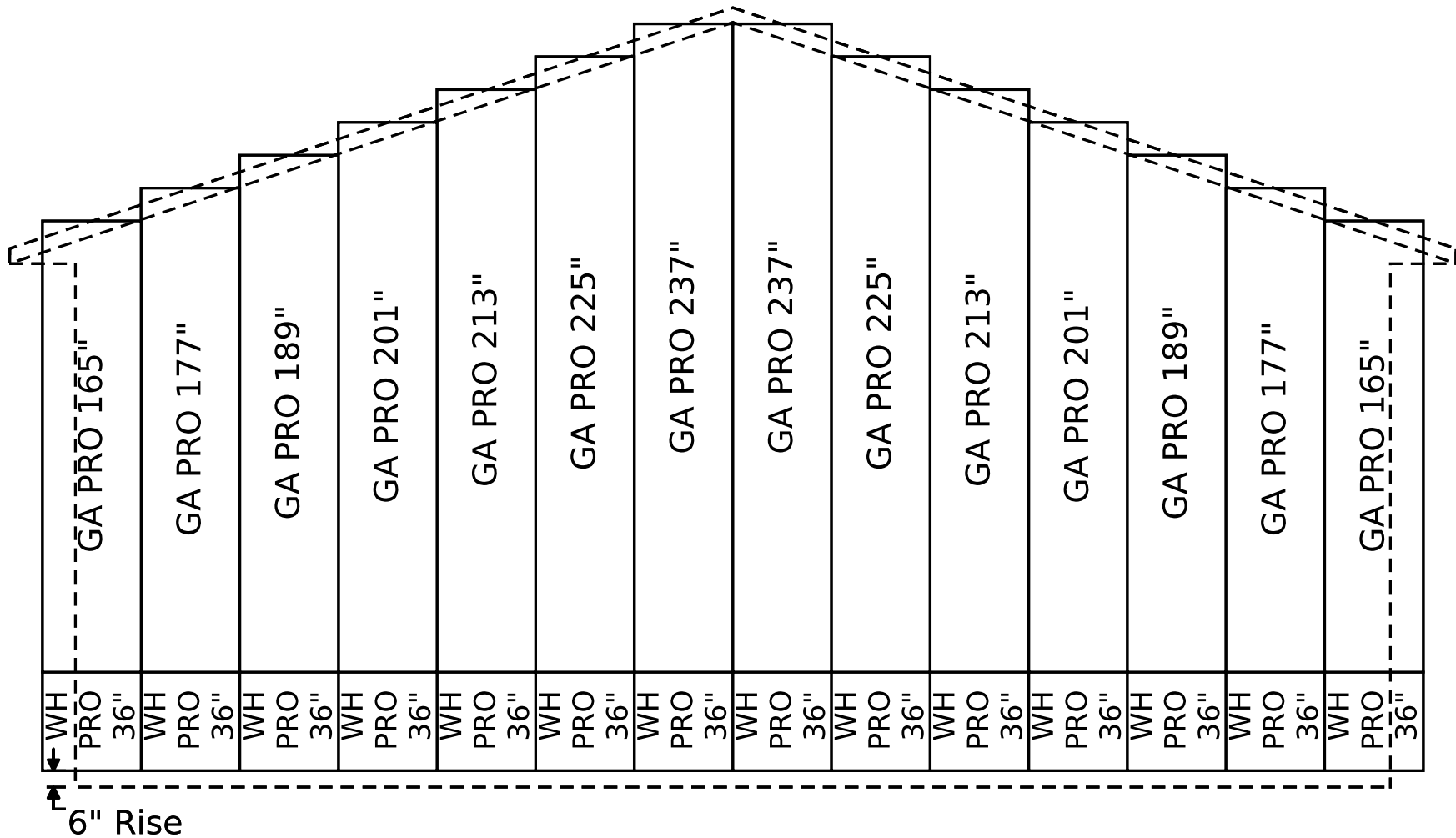
WALL 1-C STEEL



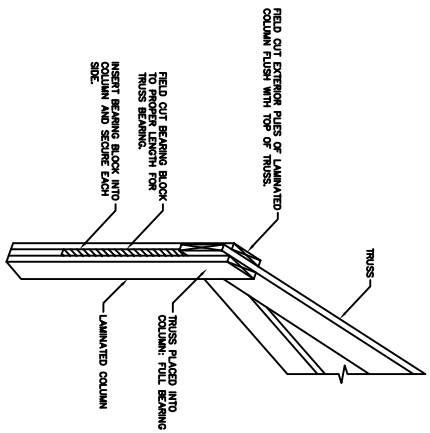
WALL 1-D FRAMING



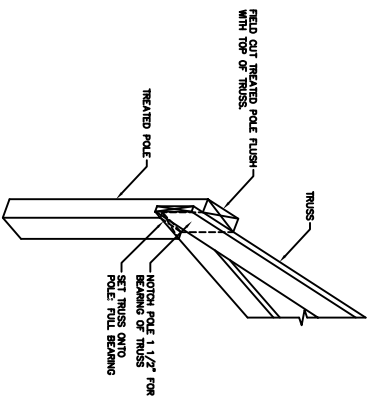
WALL 1-D STEEL



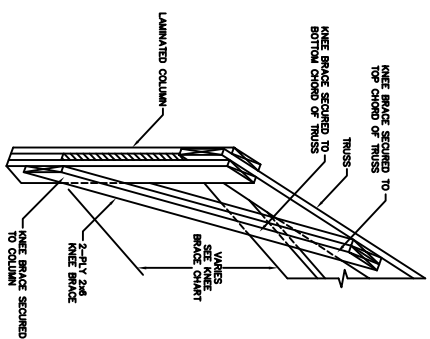
TRUSS, HEADER, AND KNEE BRACE DETAILS



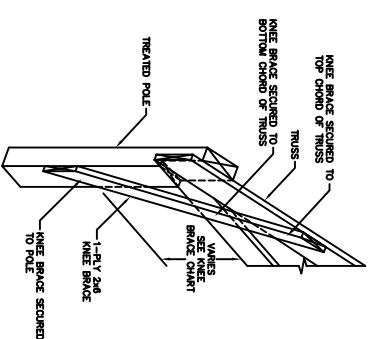
**TRUSS INSTALLATION
FOR LAMINATED COLUMN**
NOT TO SCALE



**TRUSS INSTALLATION
FOR TREATED POLE**

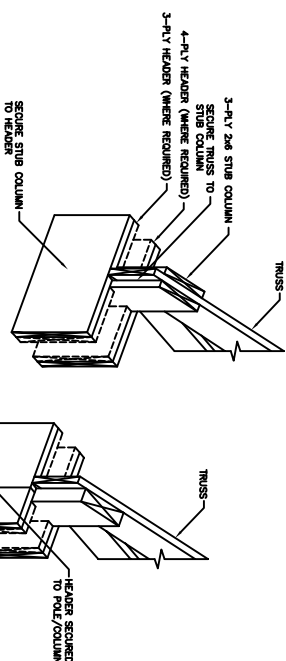


**KNEE BRACE INSTALLATION
FOR LAMINATED COLUMNS**
NOT TO SCALE



**KNEE BRACE INSTALLATION
FOR TREATED POLE**

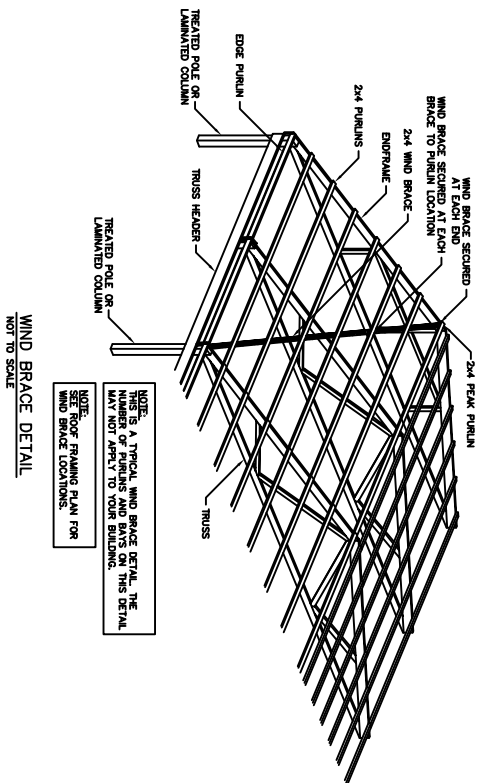
KNEE BRACE CHART	
WALL HEIGHT	DIMENSION
1-6"	TRUSS TO BOTTOM OF BRACE
6-9"	TRUSS TO BOTTOM OF BRACE
9-10"	TRUSS TO BOTTOM OF BRACE
10-10"	TRUSS TO BOTTOM OF BRACE
11-0"	TRUSS TO BOTTOM OF BRACE
12-0"	TRUSS TO BOTTOM OF BRACE
13-0"	TRUSS TO BOTTOM OF BRACE
3-0"	TRUSS TO BOTTOM OF BRACE
14-0"	TRUSS TO BOTTOM OF BRACE
15-0"	TRUSS TO BOTTOM OF BRACE
16-0"	TRUSS TO BOTTOM OF BRACE
17-0"	TRUSS TO BOTTOM OF BRACE
18-0"	TRUSS TO BOTTOM OF BRACE
19-0"	TRUSS TO BOTTOM OF BRACE
20-0"	TRUSS TO BOTTOM OF BRACE



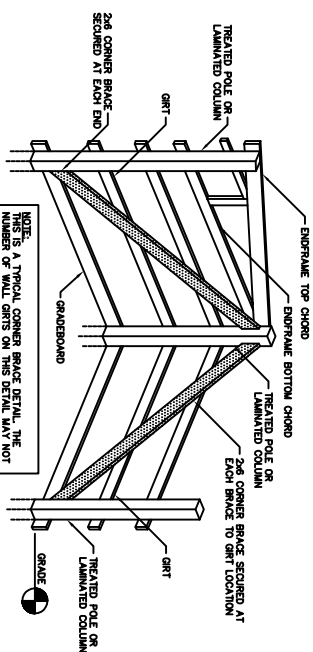
HEADER FRAMING DETAIL
NOT TO SCALE

HEADER NOTCH SCHEDULE	
HEADER FILES	DEADWOOD, LUMBER
1-PLY, HEAVY	1-PLY, FIRST NOTCHED 1/2" INTO JOIST AT EXTERIOR & 1-PLY, FIRST NOTCHED 1/2" INTO JOIST AT INTERIOR
2-PLY, HEAVY	2-PLIES NOTCHED 1/2" INTO JOIST AT EXTERIOR & 2-PLIES NOTCHED 1/2" INTO JOIST AT INTERIOR
4-PLY, HEAVY	4-PLIES NOTCHED 1/2" INTO JOIST AT EXTERIOR & 4-PLIES NOTCHED 1/2" INTO JOIST AT INTERIOR
HEADER FILES	1X4, LUMBER
1-PLY, HEAVY	1-PLY, FIRST NOTCHED 1/2" INTO JOIST AT EXTERIOR & 1-PLY, FIRST NOTCHED 1/2" INTO JOIST AT INTERIOR
2-PLY, HEAVY	2-PLIES NOTCHED 1/2" INTO JOIST AT EXTERIOR & 2-PLIES NOTCHED 1/2" INTO JOIST AT INTERIOR
4-PLY, HEAVY	4-PLIES NOTCHED 1/2" INTO JOIST AT EXTERIOR & 4-PLIES NOTCHED 1/2" INTO JOIST AT INTERIOR

WIND AND CORNER BRACE DETAILS

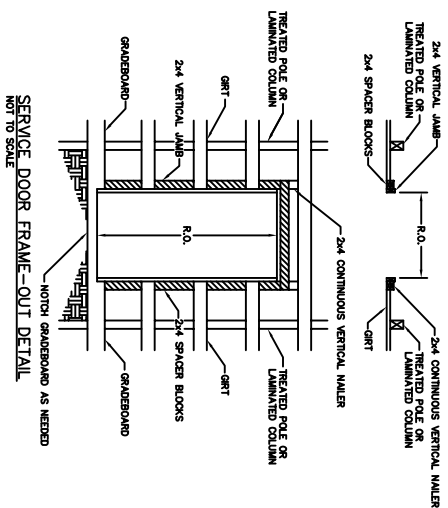


WIND BRACE DETAIL
NOT TO SCALE

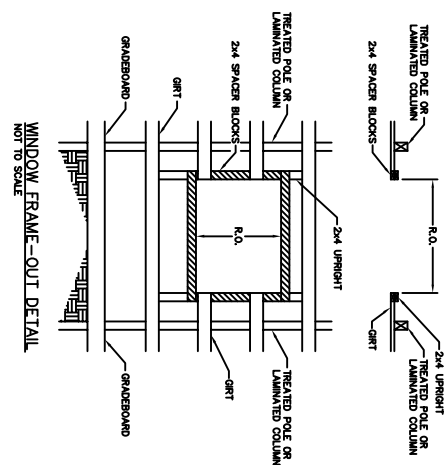


CORNER BRACE DETAIL
NOT TO SCALE

SERVICE DOOR AND WINDOW DETAILS

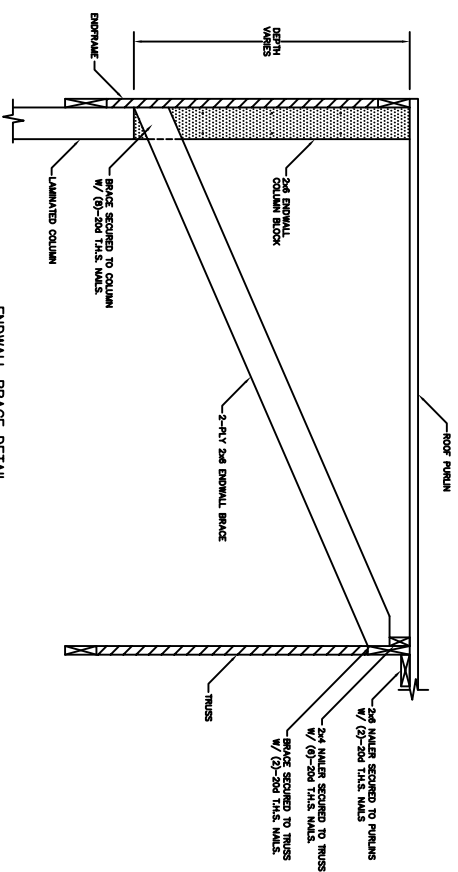


SERVICE DOOR FRAME-OUT DETAIL
NOT TO SCALE

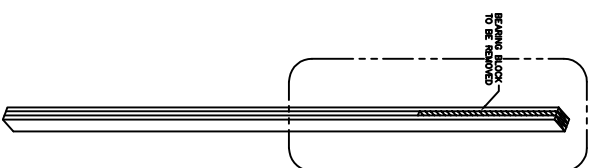


WINDOW FRAME-OUT DETAIL
NOT TO SCALE

ENDWALL COLUMN BLOCK EXTENSION AND ENDWALL BRACE DETAILS

[illegible]

ENDWALL BRACE DETAIL
NOT TO SCALE

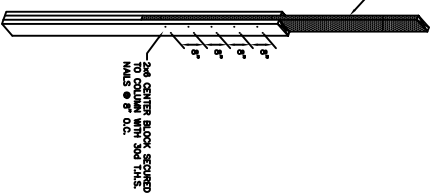


ORIGINAL COLUMN



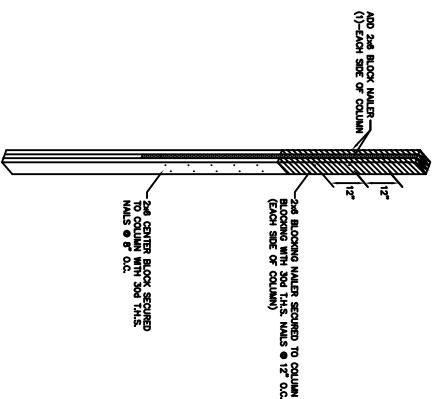
STEP 1

REMOVE CENTER BLOCK



STEP 2

**ADD CENTER BLOCK
NAILS @ 8" O.C.**



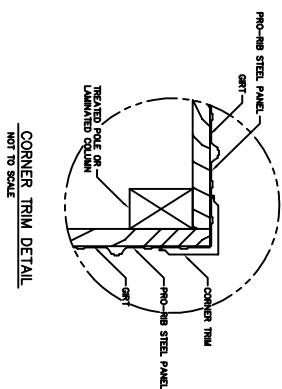
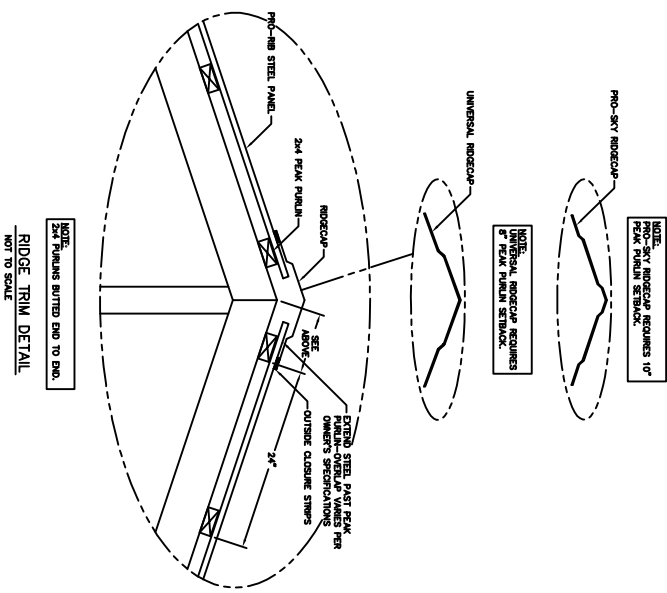
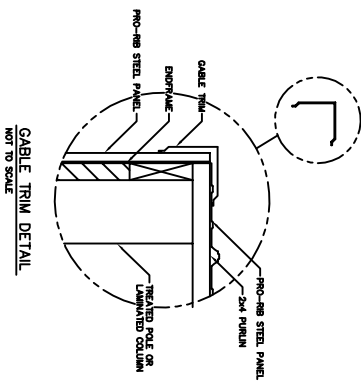
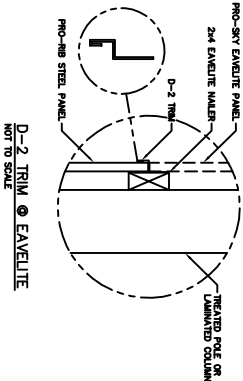
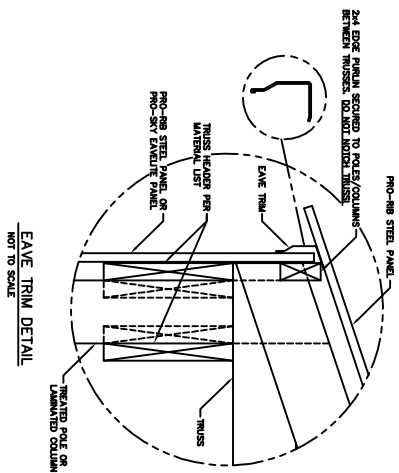
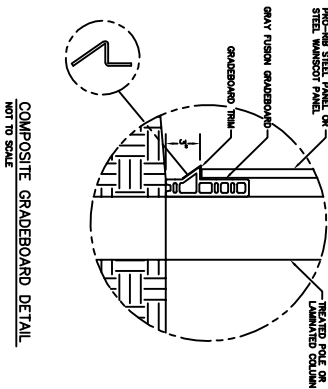
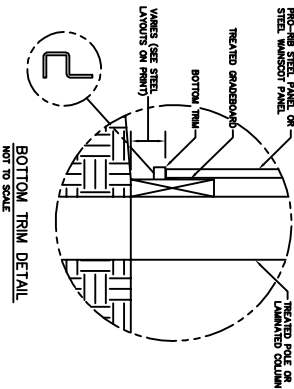
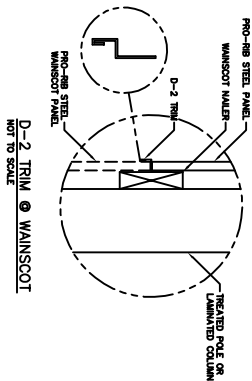
STEP 3

ADD SIDE BLOKING NAILERS
NAILS @ 12" O.C.

ENDWALL COLUMN BLOCK EXTENSION DETAIL
NOT TO SCALE

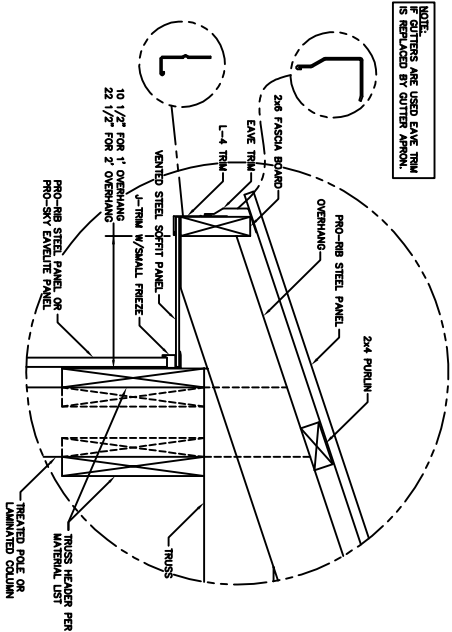
LEADWALL
NOT TO SCALE

TRIM DETAILS

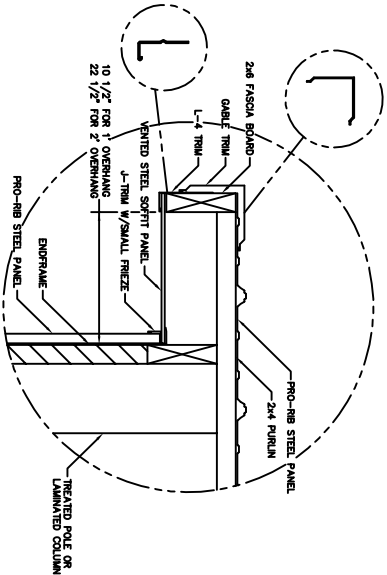


OVERHANG DETAILS

NOTE:
IF GUTTERS ARE USED EAVE TRIM
IS REPLACED BY GUTTER APRON.

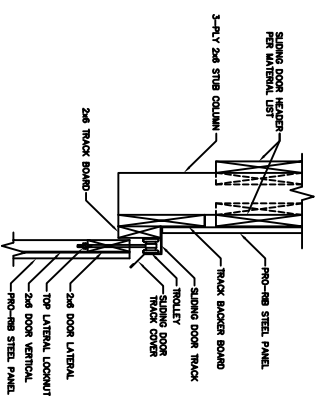


6" FASCIA SIDEWALL OVERHANG
NOT TO SCALE

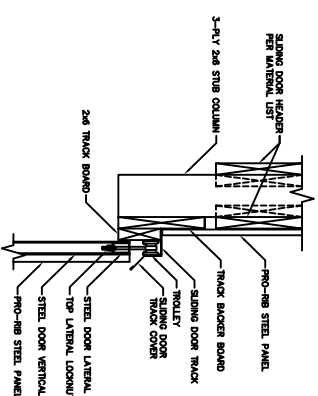


6" FASCIA ENDWALL OVERHANG
NOT TO SCALE

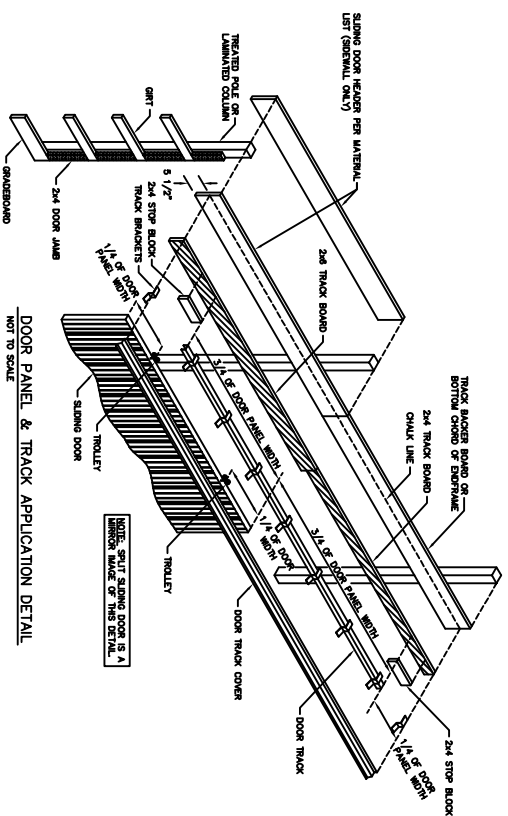
SLIDING DOOR DETAILS



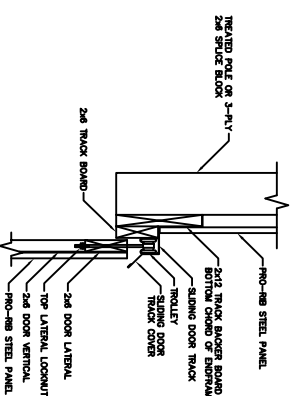
WOOD & ALUMINUM SIDEWALL TRACK DETAIL
NOT TO SCALE



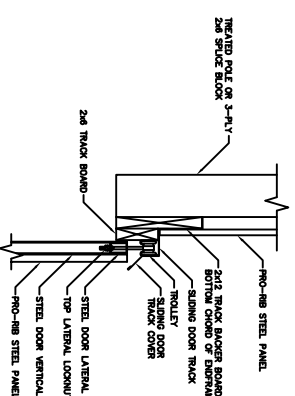
STEEL FRAMED SIDEWALL TRACK DETAIL
NOT TO SCALE



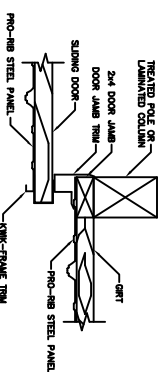
DOOR PANEL & TRACK APPLICATION DETAIL
NOT TO SCALE



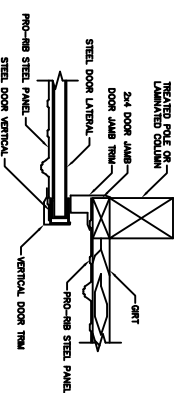
WOOD & ALUMINUM ENDWALL TRACK DETAIL
NOT TO SCALE



STEEL FRAMED ENDWALL TRACK DETAIL
NOT TO SCALE

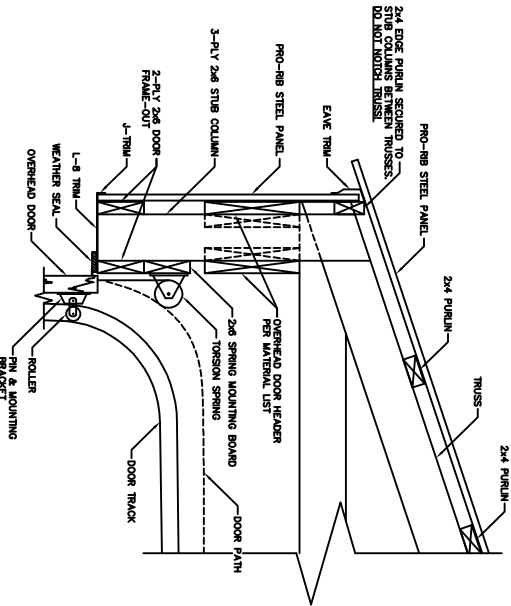


WOOD AND ALUMINUM SLIDING DOOR JAMB DETAIL
NOT TO SCALE



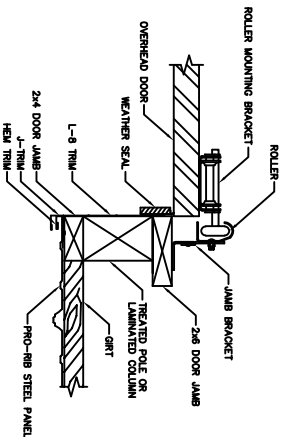
STEEL FRAMED SLIDING DOOR JAMB DETAIL
NOT TO SCALE

OVERHEAD DOOR DETAILS

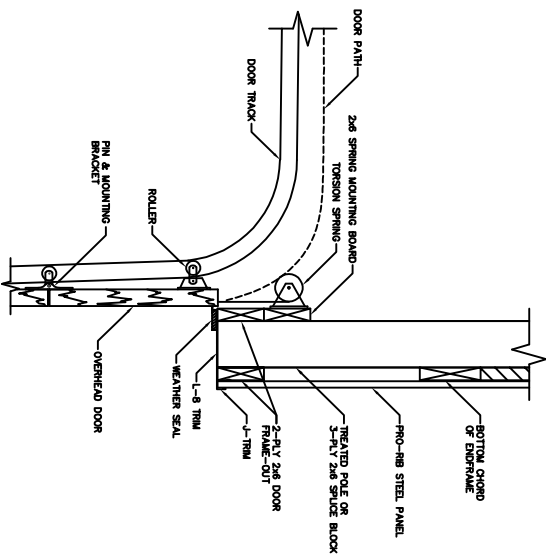


NOTE:
OWNER/CONTRACTOR MUST VERIFY OVERHEAD DOOR
HEADER REQUIREMENTS WITH DOOR MANUFACTURER
PRIOR TO STARTING CONSTRUCTION.

HEADER FRAMING SECTION @ SIDEWALL
NOT TO SCALE



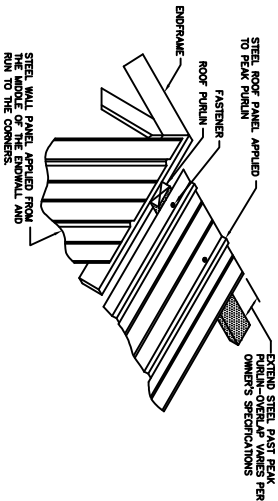
OVERHEAD DOOR JAMB DETAIL
NOTE TO SCALE



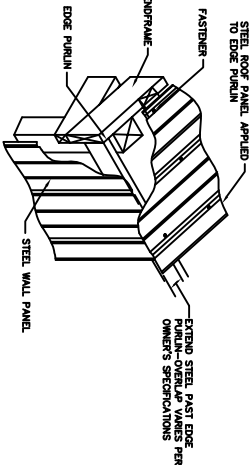
NOTE:
OWNER/CONTRACTOR MUST VERIFY OVERHEAD DOOR
HEADER REQUIREMENTS WITH DOOR MANUFACTURER
PRIOR TO STARTING CONSTRUCTION.

HEADER FRAMING SECTION @ ENDWALL
NOT TO SCALE

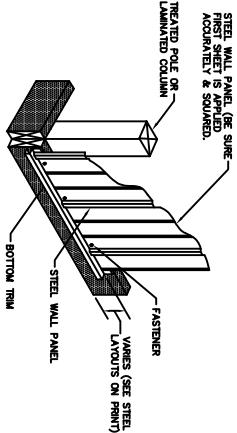
STEEL APPLICATION DETAILS



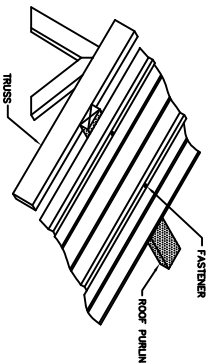
ROOF & ENDWALL STEEL APPLICATION ③ GABLE PEAK



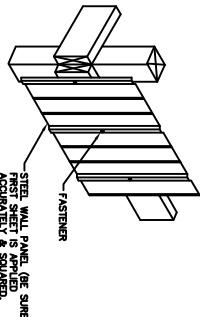
ROOF & SIDEWALL STEEL APPLICATION ③ EAVE



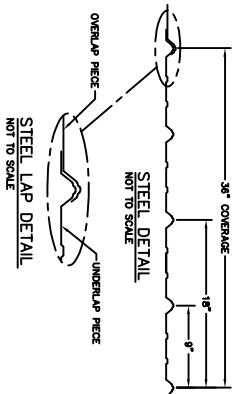
WALL STEEL APPLICATION ③ GRADEBOARD



ROOF STEEL APPLICATION ③ INTERMEDIATE



WALL STEEL APPLICATION ③ INTERMEDIATE



STEEL LAP DETAIL (NOT TO SCALE)

THOMAS WILLIAMS					DUNDAS
Quote #: 382938 Design #: 1			Design ID: 317759397083		7/28/2025
Material Allocation & Usage					
Sku	Quantity	Size	Description	Color	Usage
1004546	15	4/12 44'	40' 4/12 Post Frame, 50#GSL, 20-4-0-1, 4' oc, 6 1/16" Heel		Truss
1004546	2	4/12 44'	40' 4/12 Post Frame End, 50#GSL, 20-4-0-1, 3' 6" oc, 6 1/16" Heel		End Truss
1105206	5	2x6-22'	3ply 2x6-22'lam Col Syp#1 Prebuilt Column		End Post
1105206	14	2x6-22'	3ply 2x6-22'lam Col Syp#1 Prebuilt Column		Side Post
1105206	4	2x6-22'	3ply 2x6-22'lam Col Syp#1 Prebuilt Column		Corner Post
1105206	2	2x6-22'	3ply 2x6-22'lam Col Syp#1 Prebuilt Column		Opening Post
1794218	7	4x14	14"x4" Footing Pad 40 Lb Concrete		End Ftg Pad
1794218	18	4x14	14"x4" Footing Pad 40 Lb Concrete		Side Ftg Pad
1095111	72	2x6-2'	12" Trtd Anchor Block Spec Order		Side AnrBlk
1095111	28	2x6-2'	12" Trtd Anchor Block Spec Order		End AnrBlk
1021761	1	2x6-10'	2x6-10' Stud/#2&btr Spf Const./framing		Column Block
1021758	6	2x6-8'	2x6-8' Stud/#2&btr Spf Const./framing		Column Block
1021813	4	2x6-20'	2x6-20' #2&btr Spf Const./framing		Stub Column
1021813	2	2x6-20'	2x6-20' #2&btr Spf Const./framing		Column Block
1021800	1	2x6-18'	2x6-18' #2&btr Spf Const./framing		Column Block
1021156	8	2x4-18'	2x4-18' #2&btr Spf Const./framing		Web Lat Brace
1021774	28	2x6-12'	2x6-12' #2&btr Spf Const./framing		Knee Brace
1021127	24	2x4-12'	2x4-12' #2&btr Spf Const./framing		Purlin
1021156	48	2x4-18'	2x4-18' #2&btr Spf Const./framing		Purlin
1021169	24	2x4-20'	2x4-20' #2&btr Spf Const./framing		Purlin
1095329	4	2x8-16'	2x8-16' Cca Green Treated Cs .60		1-A Grdbrd
1021143	6	2x4-16'	2x4-16' #2&btr Spf Const./framing		Wind Brace
1022184	16	2x12-16'	2x12-16' #2&btr Fir Const./framing		Header
1021800	2	2x6-18'	2x6-18' #2&btr Spf Const./framing		Corner Brace

1021813	6	2x6-20'	2x6-20' #2&btr Spf Const./framing		Corner Brace
1021169	12	2x4-20'	2x4-20' #2&btr Spf Const./framing		1-D Girt
1095303	2	2x8-12'	2x8-12' Cca Green Treated Cs .60		1-C Grdbrd
1021143	20	2x4-16'	2x4-16' #2&btr Spf Const./framing		1-A Girt
1021761	1	2x6-10'	2x6-10' Stud/#2&btr Spf Const./framing		1 Stub Spl Blk
1021813	1	2x6-20'	2x6-20' #2&btr Spf Const./framing		1 Stub Spl Blk
1021127	10	2x4-12'	2x4-12' #2&btr Spf Const./framing		1-C Girt
1021169	2	2x4-20'	2x4-20' #2&btr Spf Const./framing		1-C Girt
1021156	20	2x4-18'	2x4-18' #2&btr Spf Const./framing		Lat Brace
1021143	20	2x4-16'	2x4-16' #2&btr Spf Const./framing		1-B Girt
1095345	2	2x8-20'	2x8-20' Cca Green Treated Cs .60		1-D Grdbrd
1095329	4	2x8-16'	2x8-16' Cca Green Treated Cs .60		1-B Grdbrd
1558182	4.18	44 - 36"	Pro-rib White .0142bp-.0165ap	White	Side Wains
1558182	2.28	24 - 36"	Pro-rib White .0142bp-.0165ap	White	End Wains
1558182	33.505	46 - 276"	Pro-rib White .0142bp-.0165ap	White	Roof
1558179	1.995	4 - 189"	Pro-rib Galvanized .0142 Min	Galvanized	End Wall
1558179	17.185	44 - 148"	Pro-rib Galvanized .0142 Min	Galvanized	Side Wall
1558179	1.868	4 - 177"	Pro-rib Galvanized .0142 Min	Galvanized	End Wall
1558179	1.742	4 - 165"	Pro-rib Galvanized .0142 Min	Galvanized	End Wall
1558179	2.248	4 - 213"	Pro-rib Galvanized .0142 Min	Galvanized	End Wall
1558179	2.122	4 - 201"	Pro-rib Galvanized .0142 Min	Galvanized	End Wall
1558179	0.559	2 - 106"	Pro-rib Galvanized .0142 Min	Galvanized	End Wall
1558179	0.496	2 - 94"	Pro-rib Galvanized .0142 Min	Galvanized	End Wall
1558179	1.251	2 - 237"	Pro-rib Galvanized .0142 Min	Galvanized	End Wall
1558179	1.188	2 - 225"	Pro-rib Galvanized .0142 Min	Galvanized	End Wall
1563973	4	16'	16' Corner And Gable Trim Spo Colors	White	Corner Trim
1558425	7	10'	10' Universal Ridge Cap Spo Colors	White	Ridge
1564765	21	10'	10' Hemmed D-2 Trim Spo Colors	White	D2 Trim
1564545	17	12' 3"	12'3" Bottom Trim Spo Colors	White	Bottom Trim
1564312	170	170 - 24"	16"x2' Steel Vent Soffit Color Pro-steel	White	Sft Panel
1021790	4	2x6-16'	2x6-16' #2&btr Spf Const./framing		Side Fascia
1021800	4	2x6-18'	2x6-18' #2&btr Spf Const./framing		Side Fascia
1564354	20	12'	12' J-trim W/ Sm Frieze Color Pro-steel	White	Small f&j

1564370	12	12'	12' L-4 Steel Fascia Color Pro-steel	White	Side Fascia Trim
1564639	12	12' 3"	12'3" Eave Trim Spo Colors	White	Side Fascia Trim
1021774	8	2x6-12'	2x6-12' #2&btr Spf Const./framing		End Fascia
1564370	8	12'	12' L-4 Steel Fascia Color Pro-steel	White	End Fascia Trim
1563931	8	12'	12' Corner And Gable Trim Spo Colors	White	End Fascia Trim
1612999	4	1200x120x0.13	10' X 100' Block-it House Wrap		RVal= 8.0 Wall Cnd Ctrl
4128878	1	3'x6' 8"	Comm Steel Dr No Glass 36x80 Rev	White	SV 1
4171664	3	192x2x0.44	Pvc Garage Dr Stop Wht 7/16x2x16'		Open 1 Weatherstrip
2218722	1		Sc Entry Tylo Knob 400t 26d Cp K6		SV 1 Knob
4040460	1	4'x3'	Slider (good) 48x36	White	Win 1
4040460	1	4'x3'	Slider (good) 48x36	White	Win 7
4040460	1	4'x3'	Slider (good) 48x36	White	Win 9
4040460	1	4'x3'	Slider (good) 48x36	White	Win 3
4040460	1	4'x3'	Slider (good) 48x36	White	Win 8
4040460	1	4'x3'	Slider (good) 48x36	White	Win 5
4040460	1	4'x3'	Slider (good) 48x36	White	Win 4
4040460	1	4'x3'	Slider (good) 48x36	White	Win 6
4040460	1	4'x3'	Slider (good) 48x36	White	Win 2
1566721	2	10'	10' Hem Trim Spo Colors	White	SV 1 Out. Hem Trim
1021143	2	2x4-16'	2x4-16' #2&btr Spf Const./framing		Win 8 Framing
1566721	1	10'	10' Hem Trim Spo Colors	White	Win 4 Ext. Vert. Hem Trim
1566310	1	8' 6"	8'6" J-trim Spo Colors	White	Win 5 Ext Hrz J Trim
1021130	2	2x4-14'	2x4-14' #2&btr Spf Const./framing		1 Jamb Nlr
1566310	1	8' 6"	8'6" J-trim Spo Colors	White	Win 5 Ext. Vert. J-Trim

1021143	2	2x4-16'	2x4-16' #2&btr Spf Const./framing		Win 6 Framing
1566721	1	10'	10' Hem Trim Spo Colors	White	Win 9 Ext. Vert. Hem Trim
1566310	1	8' 6"	8'6" J-trim Spo Colors	White	Win 2 Ext Hrz J Trim
1021143	2	2x4-16'	2x4-16' #2&btr Spf Const./framing		Win 4 Framing
1566310	1	8' 6"	8'6" J-trim Spo Colors	White	Win 7 Ext Hrz J Trim
1566433	1	16' 3"	16'3" J-trim Spo Colors	White	SV 1 Out. J- Trim
1021143	2	2x4-16'	2x4-16' #2&btr Spf Const./framing		Win 2 Framing
1021800	1	2x6-18'	2x6-18' #2&btr Spf Const./framing		1 Mnt Brd
1566310	1	8' 6"	8'6" J-trim Spo Colors	White	Win 4 Ext. Vert. J-Trim
1566310	1	8' 6"	8'6" J-trim Spo Colors	White	Win 3 Ext. Vert. J-Trim
1566310	1	8' 6"	8'6" J-trim Spo Colors	White	Win 3 Ext Hrz J Trim
1566721	1	10'	10' Hem Trim Spo Colors	White	Win 5 Ext. Vert. Hem Trim
1566310	1	8' 6"	8'6" J-trim Spo Colors	White	Win 8 Ext. Vert. J-Trim
1021800	2	2x6-18'	2x6-18' #2&btr Spf Const./framing		1 Frmout
1566310	1	8' 6"	8'6" J-trim Spo Colors	White	Win 9 Ext. Vert. J-Trim
1566310	1	8' 6"	8'6" J-trim Spo Colors	White	Win 4 Ext Hrz J Trim
1021017	1	2x4-8'	2x4-8' Premium/select Const./framing		SV 1 Framing
1021130	2	2x4-14'	2x4-14' #2&btr Spf Const./framing		SV 1 Framing
1021143	2	2x4-16'	2x4-16' #2&btr Spf Const./framing		Win 9 Framing
					Win 7 Ext.

1566721	1	10'	10' Hem Trim Spo Colors	White	Vert. Hem Trim
1566310	1	8' 6"	8'6" J-trim Spo Colors	White	Win 6 Ext Hrz J Trim
1566857	4	8' 6"	8'6" L-8 Fascia Door Angle	White	Open 1 Out. Jamb Trim
1566912	1	12'	12' L-8 Steel Fascia Color Steel	White	Open 1 Out. Jamb Trim
1566721	1	10'	10' Hem Trim Spo Colors	White	Win 2 Ext. Vert. Hem Trim
1566310	1	8' 6"	8'6" J-trim Spo Colors	White	Win 2 Ext. Vert. J-Trim
1021143	2	2x4-16'	2x4-16' #2&btr Spf Const./framing		Win 7 Framing
1566310	1	8' 6"	8'6" J-trim Spo Colors	White	Win 1 Ext Hrz J Trim
1566721	1	10'	10' Hem Trim Spo Colors	White	Win 1 Ext. Vert. Hem Trim
1021143	2	2x4-16'	2x4-16' #2&btr Spf Const./framing		Win 5 Framing
1566284	1	3' 3 1/2"	39 1/2" J-trim Spo Colors	White	SV 1 Ext Hrz J Trim
1566433	3	16' 3"	16'3" J-trim Spo Colors	White	Open 1 Out. J-Trim
1566721	1	10'	10' Hem Trim Spo Colors	White	Win 6 Ext. Vert. Hem Trim
1566310	1	8' 6"	8'6" J-trim Spo Colors	White	Win 7 Ext. Vert. J-Trim
1021143	2	2x4-16'	2x4-16' #2&btr Spf Const./framing		Win 3 Framing
1566310	1	8' 6"	8'6" J-trim Spo Colors	White	Win 1 Ext. Vert. J-Trim
1566721	1	10'	10' Hem Trim Spo Colors	White	Win 3 Ext. Vert. Hem

					Trim
1566310	1	8' 6"	8'6" J-trim Spo Colors	White	Win 8 Ext Hrz J Trim
1566310	1	8' 6"	8'6" J-trim Spo Colors	White	Win 6 Ext. Vert. J-Trim
1566721	1	10'	10' Hem Trim Spo Colors	White	Win 8 Ext. Vert. Hem Trim
1021787	2	2x6-14'	2x6-14' #2&btr Spf Const./framing		1 Int Jmb Nlr
1021143	2	2x4-16'	2x4-16' #2&btr Spf Const./framing		Win 1 Framing
1566310	1	8' 6"	8'6" J-trim Spo Colors	White	Win 9 Ext Hrz J Trim
1566721	3	10'	10' Hem Trim Spo Colors	White	Open 1 Out. Hem Trim
1558595	12	3'	Pro-rib Vented Closure Strip 4 Pack		Extclsrstrp
1558616	12	3'	Pro-rib Inside Closure Strip 4 Pack So		Intclsrstrp
2301503	3	1"	1" Woodgrip Galv Screw 5lb Box	Galvanized	Steel - Wall Fastener
2301493	3	1"	1" Woodgrip Galv Screw 1lb Box	Galvanized	Steel - Wall Fastener
2301370	2	3"	10d Polebarn Hdg Nail 5lb Box		Fastener
2301435	4	4 1/2"	30d Polebarn Hdg Nail 5 Lb Box	Galvanized	Framing Fastener
2301626	1	1"	1" Woodgrip Painted Screw 5lb Box	White	Steel - Wainscot Fastener
2301613	3	1"	1" Woodgrip Painted Screw 1lb Box	White	Steel - Wainscot Fastener
2301370	4	3"	10d Polebarn Hdg Nail 5lb Box		Framing Fastener
2301594	2	1 1/4"	Premium Trim Screw W/ Bit Spo Colors	White	Soffit Fastener
2301642	1	1 1/2"	1-1/2"woodgrp Paint Screw 1lb Box	White	Steel - Trim Fastener
					Framing

2294238	2	3 1/2"	16d Rs Polebarn Nail 5lb Box		Fastener
2294209	4	3 1/2"	16d Rs Polebarn Nail 1lb Box		Framing Fastener
2301464	2	6"	60d Polebarn Oil Quenched 5lb Box		Framing Fastener
2290326	3	1 1/4"	6x1-1/4 Construction Scrw 1lb Phillips		Hid. Trim Fastener
2301613	4	1"	1" Woodgrip Painted Screw 1lb Box	White	Steel - Roof Fastener
2301683	1	2"	2" Woodgrip Painted Screw 20lb	White	Steel - Roof Fastener
2301684	1	2"	2" Woodgrip Painted Screw 5lb Box	White	Steel - Roof Fastener
2301671	4	2"	2" Woodgrip Painted Screw 1lb Box	White	Steel - Roof Fastener
2301671	2	2"	2" Woodgrip Painted Screw 1lb Box	White	Steel - Trim Fastener
1917998	1		Post Frame Mini-print Email Only		
5639350	2		Ge Advanced W&d Sil Clear 10.1 Oz		Silicone
1559975	2		16' Std Steel Pallet 11-2x4-16'		Steel Pallet
1559980	2		Pkg/hndlng Non-refundable Steel Pnl16-24'		Pallet Fee
1559971	2		16' Trim Crate Spec Order 7-2x6x16		Trim Box
1559969	2		Pkg/hndlng Non-refundable 16' Trim Crate		Trim Pack Fee
1911100	1		Helpful Hints Post Frame Midwest Man		Helpful Hints Booklet
1567869	1		Touch-up Paint Spo Colors	White	Paint

Property Card		Parcel ID Number 16-01100-05-010	
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Owner Information		
Fee Owner TWIN ORGANICS LLC		
Mailing Address 5680 290TH ST W NORTHFIELD MN 55057		
Property Address		
Address 5680 290TH ST W		
Municipality GREENVALE TWP		

Parcel Information			
Sale Date	09/29/2017	Total Acres	10.92
Sale Value	\$375,000.00	R/W Acres	1.03
Uses	AG-GREEN ACRES	Water Acres	
		Plat	SECTION 11 TWN 112 RANGE 20
		Lot and Block	11 112 20
		Tax Description	PT OF E 1/2 OF NE 1/4 BEG 708.71 FT E OF NW COR SAID E 1/2 CONT E 620.95 FT TO NE COR S ON E LINE 773.08 TO PT 1873.59 FT N OF SE COR NE 1/4 N 88D29M07S W 619.22 FT TO INT WITH LINE BRNG S FROM PT OF BEG N 760.91 FT TO BEG

2025 Building Characteristics (payable 2026)*					
Building Type	S.FAM.RES	Year Built	1965	Bedrooms	2
Building Style	ONE STORY	Foundation Sq Ft	1,372	Bathrooms	2.00
Frame	WOOD	Above Grade Sq Ft	1,372	Garage Sq Ft	520
Multiple Buildings		Finished Sq Ft	1,372	Other Garage	

Miscellaneous Information					
School District	Watershed District	Homestead	Green Acres	Ag Preserve	Open Space
659	NORTH CANNON RIVER	FULL HOMESTEAD	Y		

Assessor Valuation		
	Taxable	Estimated
2025 Land Values (payable 2026)	\$138,659.00	\$159,200.00
2025 Building Values (payable 2026)*	\$548,556.00	\$563,100.00
2025 Total Values (payable 2026)*	\$687,215.00	\$722,300.00
2024 Total Values (payable 2025)*	\$684,305.00	\$715,700.00

Property Tax Information		
Net Tax (payable 2025)	Special Assessments (2025)	Total Tax & Assessments (2025)
\$3,822.00	\$0.00	\$3,822.00

Property Card	Parcel ID Number 16-01100-05-010
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* Manufactured Homes Payable the Same Year as Assessment.

Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

EXEMPT AGRICULTURE BUILDING PERMIT

Greenvale Township

31800 Guam Ave

Northfield MN 55057

Permit # 16-01100-05-010

Application Fee: 16-01100-05-010

Payments to Greenvale Township must be received before any permits are issued

Project Address <u>5680 290th St. W</u> Street <u>W</u> City <u>Northfield</u> State/Zip <u>MN 55057</u> Property Identification # <u>16-01100-05-010</u>	
Applicant Name <u>Twin Organics LLC</u> Street Address <u>5680 290th St. W</u> Applicant Telephone Number <u>605 695 0223</u>	
City <u>Northfield</u> State <u>MN</u> Zip <u>55057</u> Applicant Email <u>twinorganicsmn@gmail.com</u>	
Owner Name <u>Andrew Helling</u> Street _____ City _____ State/Zip _____	
Telephone _____	
Brief Project Description/intended use <u>Butter connect greenhouse for tomato production 170x200</u>	

PROJECT INFORMATION

PERMIT TYPE	PROJECT PROPOSED USE	TYPE OF CONSTRUCTION	ZONING DISTRICT
☒ Agricultural Building	☒ Agricultural	☒ New Construction ☐ Relocation ☐ Foundation Only	☒ Agricultural

Notice: UNDER THE MINNESOTA STATE BUILDING CODE §16B.52, SUBD. 1, "AGRICULTURAL BUILDINGS" ARE EXEMPT FROM THE BUILDING CODE, EXCEPT WITH RESPECT TO STATE INSPECTIONS REQUIRED BY §103F.141 (FLOOD PLAIN MANAGEMENT) AND §326.244 (ELECTRICAL INSTALLATIONS). THE PURPOSE OF THE FOLLOWING QUESTIONS IS TO CERTIFY THAT THE PROPOSED BUILDING QUALIFIES AS AN "AGRICULTURAL BUILDING" UNDER THE STATE BUILDING CODE AND APPLICABLE MINNESOTA STATE STATUTES. FAILURE TO ANSWER ANY OF THE QUESTIONS BELOW MAY DISQUALIFY APPLICANT FOR ELIGIBILITY FOR AN AGRICULTURAL BUILDING PERMIT.

1. Per MN §273.13, Subd. 23(b), will the building for which you are requesting exemption be located on contiguous acreage ten (10) acres or more, excluding the house, garage and immediately surrounding one acre of land? ☐ YES ☐ NO
2. Per MN State Building Code §16B.60, Subd. 5, will the building for which you are requesting exemption be designed, constructed and used to house: (check all that apply)
 - ☐ Farm Implements
 - ☐ Livestock (excluding horses and the commercial boarding of animals where permitted)
 - ☒ Agricultural produce/products (see MN §273.13, Subd. 23(e)(3) for a list of qualifying produce/products)
 - ☐ None of the above

Notice: Separate permits are required for plumbing, heating, fireplace installation, electrical work and installation of the septic system. The permit shall become null and void unless work or construction authorized by the permit is not commenced within 180 days after its issuance, or if the work authorized by the permit is suspended or abandoned for a period of 180 days after the time the work is commenced.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provision of any other State or Local law regulating construction or the performance of construction. On-site Building Inspector reserves the right to review requirement for soil erosion and sediment control that may be required during construction. The building permit may be suspended or revoke if the permit has been issued in error or on the basis of incorrect information supplied or in violation of any ordinance or regulation of Township.

The property owner agrees to pay all fees even if he/she chooses not to proceed with the work. Permit expires when work is not commenced within 180 days from date of permit, or if work is suspended, abandoned, or not inspected for 180 days. Work beyond the scope of this permit, or work without a permit or inspection will be subject to penalty.

Signature of Applicant (Owner or Contractor) _____

Date 6-17-25

Nature of variance request:

Twin Organics is applying for a setback variance to build a greenhouse complex to expand tomato production. We believe we have a hardship with the geography of the property and the improvements made to the property by the previous owners.

1: Due to being on the corner the farm is limited in where we can expand our greenhouses due to the 110 foot setbacks on multiple sides. We are requesting a 50 foot setback from the township road on Eveleth Ave to install a greenhouse complex in the only open field we have available. The 110 foot setback comes so far into the field that there is very limited space to build.

2: The previous owners installed a large septic system and drainfield to handle the wash water coming out of the packshed for washing vegetables. The placement of this septic system also limits the farm's ability to expand. Without a variance the farm won't be able to grow and expand into the current infrastructure.

- Variance Procedures: Section 8.01
- Zoning Amendments: Section 8.02
- Interim and Conditional Use Permits: Section 8.03
- Performance Standards: Sections 7.01-7.16
- Subdivision/Platting: Sections 6.01-6.06

PLEASE READ

I hereby apply for the above consideration and declare that the information and materials submitted with this application comply with the Township's ordinances and are complete and accurate to the best of my knowledge.

*I agree to pay all **NON-REFUNDABLE** application fees in advance and, if required by the Township Clerk, I agree to post an escrow with the Township to fund expenses incurred by the Township in processing this request. I understand and agree that all Township-incurred professional fees and expenses associated with the processing of this request are the responsibility of the property owner and shall be promptly paid by the property owner upon billing by the Township in the event the escrow fund is depleted. If payment of the Township incurred expenses is not received from the property owner within 10 days of billing, the property owner acknowledges and agrees to be responsible for the unpaid fee balance either by direct payment or an assessment against the Owner's property via MN. Stat. 366.012.*

PLEASE NOTE THAT THIS APPLICATION MUST BE SIGNED BY THE APPLICANT AND 100% OF THE PROPERTY OWNERS OF THE PROPERTY SUBJECT TO THE APPLICATION.

Applicant Signature: _____



Owner(s) Signature (If different from applicant) _____



Shop

House

Twin, Organics



6 7 8 9



Blue



Pack

5 4 3 2 1

Big
GH

5 ft
setback



200 ft setback
from property line

50 foot
setback from road

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

ORDINANCE NO. _____

**AN ORDINANCE ESTABLISHING THE A-2 AGRICULTURE BUSINESS DISTRICT
AND 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 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 a 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 dwellings shall be accessory and not the primary residence on the farm.
 - d. The temporary dwellings 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 dwellings shall be accessory and not the primary residence on the farm.
 - d. The temporary dwellings 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.

3. Eligible Development Rights Transfer
Development rights may be transferred from one parcel to another within the A-2 - Agriculture Business Districts 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. 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 CannabisAs a principal or accessory use, commercial outdoor cannabis is 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 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 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 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 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 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 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 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 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, 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

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

ORDINANCE NO. _____

**AN ORDINANCE ESTABLISHING THE A-2 AGRICULTURE BUSINESS DISTRICT
AND 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 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 a 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 dwellings shall be accessory and not the primary residence on the farm.
 - d. The temporary dwellings 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 dwellings shall be accessory and not the primary residence on the farm.
 - d. The temporary dwellings 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.

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. 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 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 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 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 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 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 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 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 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 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, 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

**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.

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

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.

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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

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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

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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 –

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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.

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- 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

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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

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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

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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,

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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

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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

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dwelling 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

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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

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- 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

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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.

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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.

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- ~~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.~~

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- ~~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

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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:

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Town Clerk

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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



MINNESOTA

OFFICE OF
CANNABIS MANAGEMENT

A Guide for Local Governments

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

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Introduction

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

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

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

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



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

About OCM

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

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



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

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

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

License Types

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

Cannabis business license types

Microbusiness

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

Mezzobusiness

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

Cultivator

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

Manufacturer

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

Retailer

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

Wholesaler

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

Transporter

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

Testing facility

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

Event organizer

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

Delivery service

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

Medical cannabis combination business

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

Hemp business license types

Lower-potency hemp edible manufacturer

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

Lower-potency hemp edible retailer

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

Lower-potency hemp edible wholesaler

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

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

The Adult-Use Cannabis Law

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

For individuals

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

For businesses

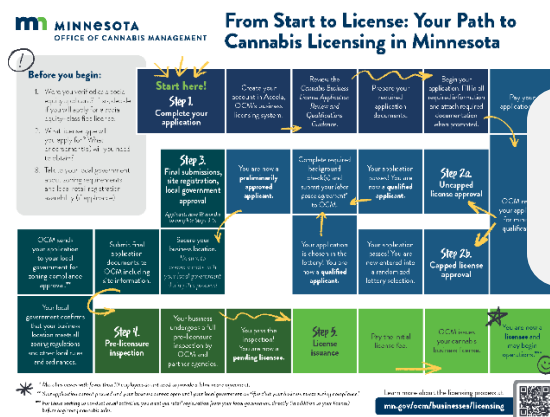
- **Advertising:**
 - May not include or appeal to those under 21 years old.
 - Must include proper warning statements.
 - May not include misleading claims or false statements.
 - May not promote the use of cannabis and alcohol together.
 - Billboards are not allowed.
- The flow of all cannabis products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

The Licensing Process

The licensing process launched in fall 2024 and continues in 2025. The most recent licensing window closed in March 2025. 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	• Cultivator • Mezzobusiness • Microbusiness • Medical cannabis combination	“Cultivation” means any activity involving the planting, growing, harvesting, drying, curing, grading, or trimming of cannabis plants, cannabis flower, hemp plants, or hemp plant parts.	Indoor: industrial, commercial, production Outdoor: agricultural	• Odor • Potential need for transportation from facility • Waste, water, and energy usage • Security
Cannabis manufacturing, processing, extraction	• Manufacturer • Mezzobusiness • Medical cannabis combination	This group of endorsed activities turn raw, dried cannabis and cannabis parts into other types of cannabis products, e.g. edibles or topicals.	Indoor: industrial, commercial, production	• Odor • Potential need for transportation from facility • Waste, water, and energy usage • Security
Hemp manufacturing	• LPHE manufacturer	These businesses convert hemp into LPHE products.	Indoor: industrial, commercial, production	• Odor • Waste, water, and energy
Wholesale	• Wholesale • Cultivator • Manufacturer • Mezzobusiness • Microbusiness • Medical cannabis combination • LPHE wholesaler	This activity and license type allows a business to purchase from a business growing or manufacturing cannabis or cannabis products and sell to a cannabis business engaged in retail.	Indoor: industrial, commercial, production	• Need for transportation from facility • Security

Table 1: Cannabis and hemp business activities (continued)

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

Local Approval Process

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Local governments must issue a retail registration after verifying that:

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

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

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

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

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

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

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

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

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

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

Other considerations

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

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

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

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

Registration and renewal refusals

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

Local registration suspension (342.22)

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

Expedited complaint process (342.13)

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

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

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



Inspections & Compliance Checks

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

Inspections and compliance checks (342.22)

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





Municipal Cannabis Stores

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

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

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



A municipal cannabis store will not be included in the total count of retail licenses issued by the state under chapter 342 and cannot be counted as retail registration for purposes of determining 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)



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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.

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.

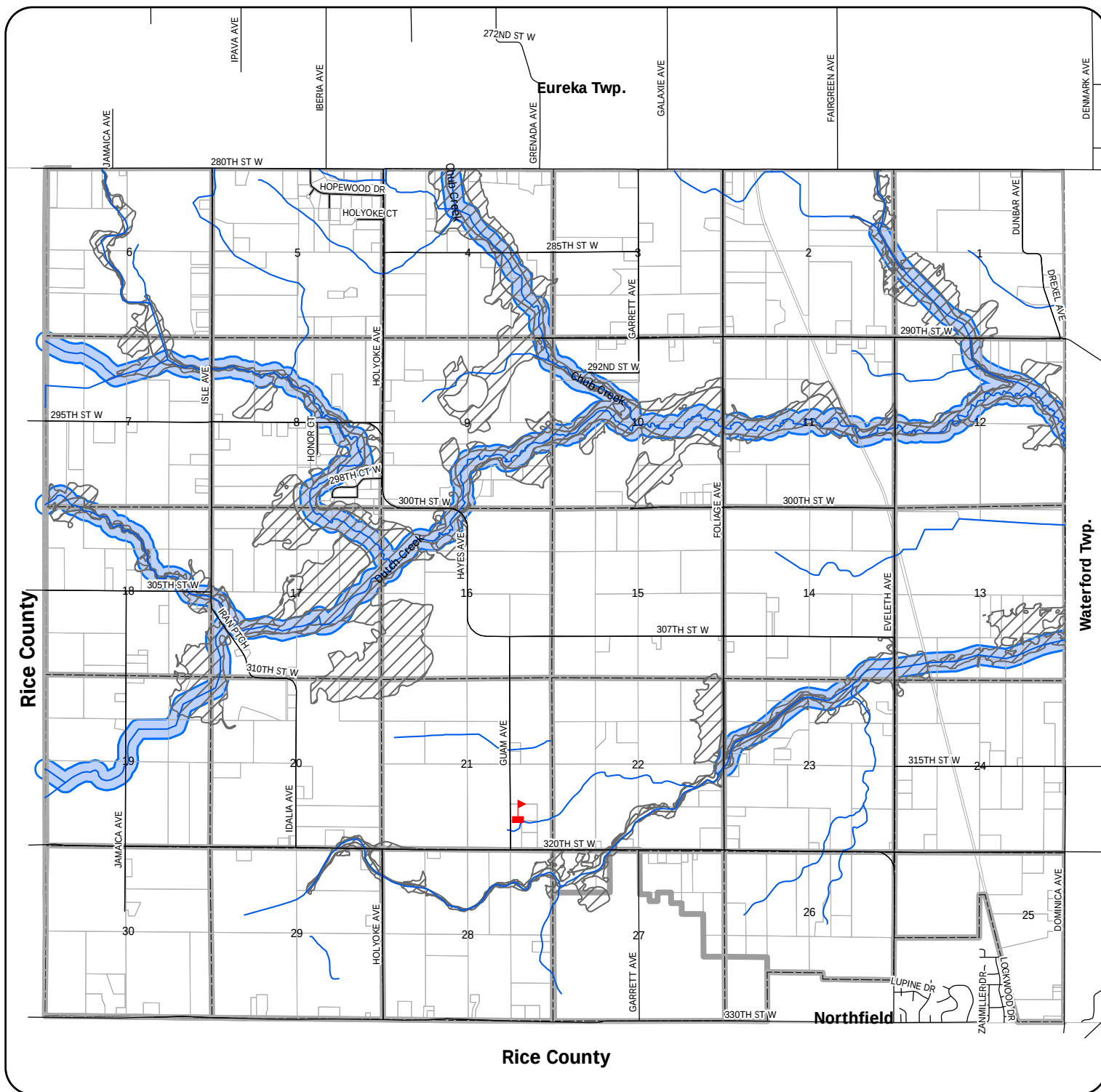
Section 4 Effective Date. This ordinance shall be effective immediately upon its adoption and publication.

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.

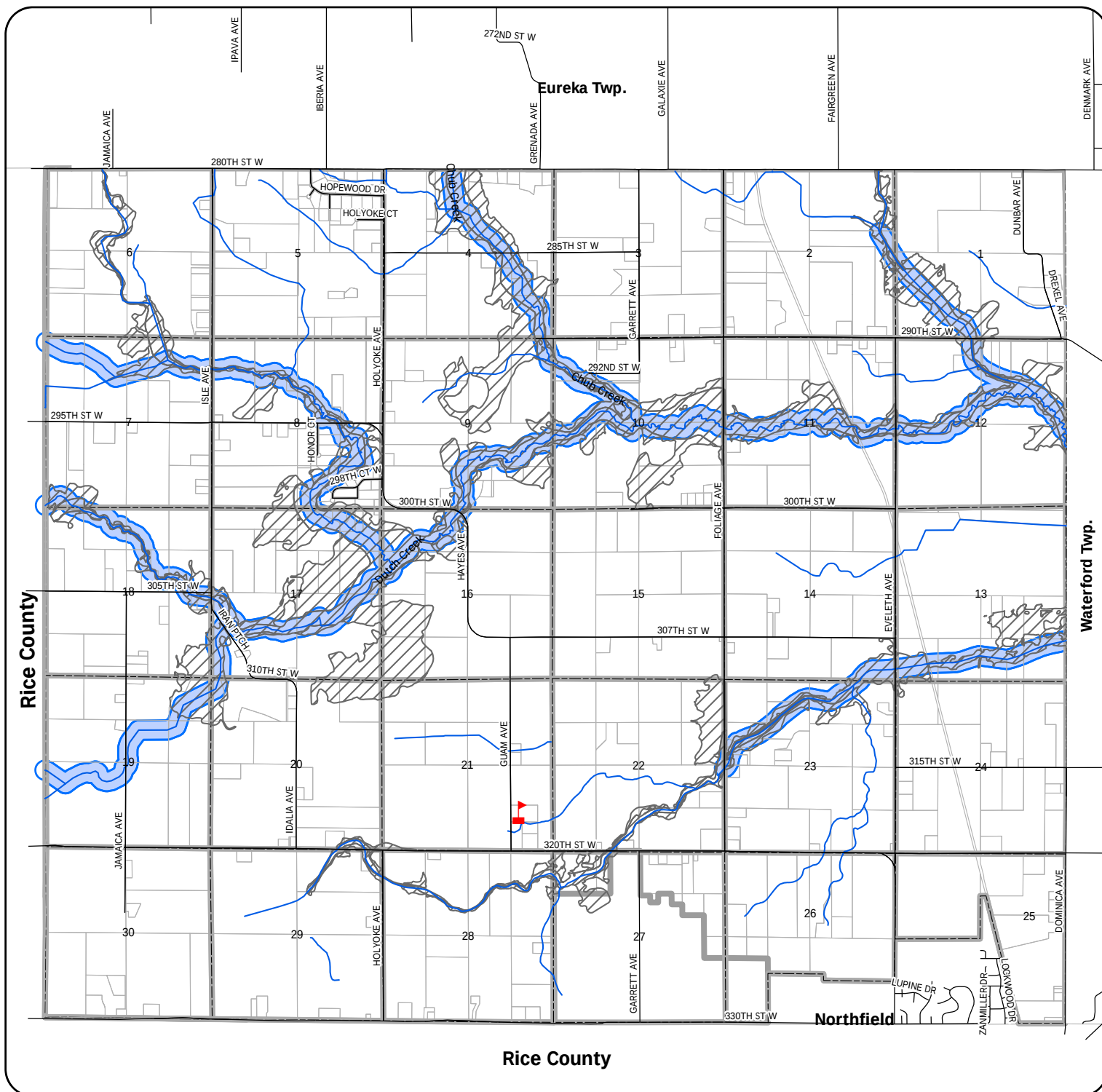
Section 4 Effective Date. This ordinance shall be effective immediately upon its adoption and publication.

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

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