

**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