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MEMORANDUM

Date: July 17, 2025
To: Chair Anderson and Members of the Town Board 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 July 10, 2025, Planning Commission meeting is attached which includes the background information on cannabis, a summary of the ordinance, and information regarding the previous draft of the ordinance amendment.

OVERVIEW OF PROPOSED STANDARDS

Planning Commission

The Planning Commission heard the amendment at the July 10, 2025, meeting of the Planning Commission. A public hearing was held prior to the meeting and comments were received from the members of the public. Comments expressed concern regarding location of cannabis businesses, setbacks from schools, and performance standards of the various uses. The Planning Commission then closed the public hearing.

The Planning Commission discussed the application, reviewed comments made during the public hearing, discussed the A-2 district, and the requirement for access to be located on an improved road.

The Planning Commission moved to recommend approval of the request, with an amendment to require access to be located on an improved road equipped with shoulders and turn lanes. The motion was approved with a vote of 5-0.

ANALYSIS

Staff Analysis

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

Access Off Improved Roads

The Township Attorney has reviewed the draft ordinance and has concerns regarding the requirement for access to be required on improved roads "equipped with shoulders and turn lanes." The Township Attorney has indicated that this standard could prove to be a threat to the township's ordinance through two ways. The first issue is that the standard is difficult to draft in such a way that the access does not need to be located off of a turn lane on to the site of the proposed use. Staff have reviewed

the language and have not been able to determine more clear or effective language. The second issue identified by the Township Attorney is that access off roads that are equipped with shoulders and turn lanes are generally overseen by either the state or county. If the state or county refused to grant an access to a parcel proposed for a cannabis use, the ordinance could then be seen as prohibitory for cannabis businesses and in violation of state statute, which would result in cannabis uses being allowed essentially anywhere in the township.

The Township Attorney stated that through the use of the A-2 district, the township will have greater control of where the uses are located, and the additional standard for “equipped with shoulders and turn lanes” is not required. Based on the advice of the Township Attorney, the attached ordinances do not include the shoulders and turn lanes language.

A-2 Zoning District

Staff is aware that concerns exist around the creation of the A-2 zoning district. While the district allows for the greatest control of where cannabis uses are located, the township could adopt an ordinance that does not create a new district and instead only requires that commercial and industrial uses have access off improved pavement roads. This still requires that cannabis uses be located on higher classification of roads. Staff have prepared a draft ordinance of the standards without the A-2 zoning district and with the requirement for access off improved roads.

If the Town Board approves the creation of the A-2 zoning district, the Board should also direct the Planning Commission to schedule a public hearing for the next available meeting to rezone properties to the A-2 district. The Planning Commission had a high-level discussion of areas of the township that could be rezoned. Any properties that are rezoned should be able to meet the standards for the cannabis and hemp businesses and the access standards (i.e. rezoned parcels should be adjacent to an improved road).

Definition of School

The Planning Commission was asked to consider extending the buffer requirements between schools and cannabis uses (1,000 feet maximum allowed by statute) to apply to home schooled students. Minnesota State Statutes 120A.05, 120A.22, and 120A.24 were discussed at the Planning Commission meeting. The point was raised as part of a comment that school is defined in 120A.22 to include “or home school in which a child is provided instruction in compliance with this section and section 120A.24.” The statute explicitly states that this definition is “For the purpose of compulsory attendance,” and because of this, the definition should not be considered a general definition for school.

The Township Attorney has expressed concern regarding including home schooled students as part of the definition for school. The inclusion is likely to be challenged and litigated if adopted and there is little basis for the inclusion of home schools. In terms of enforcement, according to the Minnesota House Research, data regarding the location of students being homeschooled is private data and can only be released with the consent of a parent, with limited exceptions. There is no practical way to determine where home schools are to allow for an applicant to determine sites that could allow for cannabis businesses.

The Township Attorney recommended a change to the definition of school in the ordinance to reference specific sections within 120A.05. The attached ordinances reflect this recommendation.

BOARD ACTION

The Town Board can do one of the following:

Name: Cannabis and Hemp Uses Zoning Standards

Date: July 17, 2025

Page: 3

1. Approve, with or without conditions, of the attached resolution.
2. Deny, with findings, of the attached resolution.
3. Table the request for further review/study.

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

The attached ordinances reflect the changes recommended by the Township Attorney.

Staff have prepared resolutions allowing for summary publication of either ordinance. Staff recommends approval of the a summary publication for any ordinance approved by the Town Board.

Attachments

- A. Ordinance 2025-XX An Ordinance Establishing the A-2 Agriculture Business District, Regulating Access and Driveways, and Regulating Cannabis and Hemp Businesses
- B. Resolution 2025-XX Summary Publication for Ordinance 2025-XX An Ordinance Establishing the A-2 Agriculture Business District, Regulating Access and Driveways, and Regulating Cannabis and Hemp Businesses
- C. Ordinance 2025-XX An Ordinance Regulating Access and Driveways and Regulating Cannabis and Hemp Businesses
- D. Resolution 2025-XX Summary Publication for Ordinance 2025-XX An Ordinance Regulating Access and Driveways and Regulating Cannabis and Hemp Businesses
- E. Minnesota State Statute 120A.05, 120A.22, and 120A.24
- F. *Homeschools*, Cristina Parra, Minnesota House Research, October 2024
- G. Planning Commission "Cannabis and Hemp Uses Zoning Standards" Packet, dated July 10, 2025

ATTACHMENT A

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 school as defined under Minn. Stat. 120A.05 subd. 9, 10a., 11., 11a., 13, 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 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.

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

**GREENVALE TOWNSHIP
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. ____

**A RESOLUTION OF THE TOWN OF GREENVALE, DAKOTA COUNTY, MINNESOTA,
PROVIDING FOR THE SUMMARY PUBLICATION OF ORDINANCE NO. ____, AN
ORDINANCE ESTABLISHING THE A-2 AGRICULTURE BUSINESS DISTRICT,
REGULATING ACCESS AND DRIVEWAYS, AND REGULATING CANNABIS AND
HEMP BUSINESSES**

WHEREAS, On July 17, 2025 at a Meeting of the Greenvale Town Board, by majority vote, the Town Board adopted Ordinance ____ which establishes the A-2 Agriculture Business District, regulates access and driveways, and regulates cannabis and hemp businesses; and

WHEREAS, State law requires that all ordinances adopted be published prior to becoming effective; and

WHEREAS, the Town Board of Greenvale Township has determined that publication of the title and a summary of Ordinance ____ would clearly inform the public of the intent and effect of the Ordinance; and

WHEREAS, the Town Board of Greenvale Township has reviewed the summary of Ordinance ____ attached and incorporated herein as **Exhibit A**; and

WHEREAS, the Town Board of Greenvale Township has determined that the text of the summary clearly informs the public of the intent and effect of Ordinance No. ____

NOW THEREFORE BE IT RESOLVED, the Town Board of Greenvale Township hereby:

1. Approves the text of the summary of Ordinance No. ____ attached as **Exhibit A**.
2. Directs the Town Clerk to post a copy of the entire text of Ordinance No. ____ in all public locations designated by the Town Board.
3. Directs the Town Clerk to publish the summary in the Town's legal newspaper within ten days.
4. Directs the Town Clerk to file the executed Ordinance upon the books and records of the Town along with proof of publication.

Passed and adopted by the Town Board of Greenvale Township this 17th day of July 2025.

Town Chair

ATTEST:

Town Clerk

Ordinance Summary

**SUMMARY PUBLICATION OF ORDINANCE NO. _____, AN ORDINANCE
ESTABLISHING THE A-2 AGRICULTURE BUSINESS DISTRICT, REGULATING
ACCESS AND DRIVEWAYS, AND REGULATING CANNABIS AND HEMP BUSINESSES**

On July 17, 2025, at a Meeting of the Greenvale Town Board, by majority vote, the Town Board adopted Ordinance No. _____ which establishes the A-2 Agriculture Business District, regulates access and driveways, and regulates cannabis and hemp businesses:

- Establishing definitions related to cannabis businesses, hemp businesses, and schools; and
- Establishes the A-2 Agriculture Business District; and
- Renames the “A – Agriculture District” to the “A-1 – Agriculture District”; and
- Establishing cannabis uses and hemp uses as interim uses in the A-2 - Agriculture District; and
- Establishing standards for access and driveways within the township; and
- Establishing general and use specific standards for cannabis businesses and hemp businesses.

A printed copy of the Ordinance is available for inspection by any person during regular office hours at Town Hall or by standard or electronic mail.

ATTACHMENT C

TOWN OF GREENVALE
COUNTY OF DAKOTA
STATE OF MINNESOTA

ORDINANCE NO. _____

AN ORDINANCE 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 school as defined under Minn. Stat. 120A.05 subd. 9, 10a., 11., 11a., 13, 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 A - Agriculture District

E. Interim Uses. The following uses may be allowed in the A - Agricultural 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, Manufacturer.
6. Cannabis Microbusiness.
7. Cannabis Mezzobusiness.
8. Cannabis 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. Low Potency Hemp Sales, Retail.

15. Low Potency Hemp Manufacturer.

16. 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,

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

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

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 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.

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

**GREENVALE TOWNSHIP
DAKOTA COUNTY, MINNESOTA**

RESOLUTION NO. ____

**A RESOLUTION OF THE TOWN OF GREENVALE, DAKOTA COUNTY, MINNESOTA,
PROVIDING FOR THE SUMMARY PUBLICATION OF ORDINANCE NO. _____, AN
ORDINANCE REGULATING ACCESS AND DRIVEWAYS AND REGULATING
CANNABIS AND HEMP BUSINESSES**

WHEREAS, On July 17, 2025 at a Meeting of the Greenvale Town Board, by majority vote, the Town Board adopted Ordinance _____ which regulates access and driveways and cannabis and hemp businesses; and

WHEREAS, State law requires that all ordinances adopted be published prior to becoming effective; and

WHEREAS, the Town Board of Greenvale Township has determined that publication of the title and a summary of Ordinance _____ would clearly inform the public of the intent and effect of the Ordinance; and

WHEREAS, the Town Board of Greenvale Township has reviewed the summary of Ordinance _____ attached and incorporated herein as **Exhibit A**; and

WHEREAS, the Town Board of Greenvale Township has determined that the text of the summary clearly informs the public of the intent and effect of Ordinance No. _____

NOW THEREFORE BE IT RESOLVED, the Town Board of Greenvale Township hereby:

1. Approves the text of the summary of Ordinance No. _____ attached as **Exhibit A**.
2. Directs the Town Clerk to post a copy of the entire text of Ordinance No. _____ in all public locations designated by the Town Board.
3. Directs the Town Clerk to publish the summary in the Town's legal newspaper within ten days.
4. Directs the Town Clerk to file the executed Ordinance upon the books and records of the Town along with proof of publication.

Passed and adopted by the Town Board of Greenvale Township this 17th day of July 2025.

Town Chair

ATTEST:

Town Clerk

Ordinance Summary

**SUMMARY PUBLICATION OF ORDINANCE NO. _____, AN ORDINANCE
REGULATING ACCESS AND DRIVEWAYS AND REGULATING CANNABIS AND
HEMP BUSINESSES**

On July 17, 2025, at a Meeting of the Greenvale Town Board, by majority vote, the Town Board adopted Ordinance No. _____ which regulates access and driveways and cannabis and hemp businesses through the following means:

- Establishing definitions related to cannabis businesses, hemp businesses, and schools; and
- Establishing cannabis uses and hemp uses as interim uses in the A- Agriculture District; and
- Establishing standards for access and driveways within the township; and
- Establishing general and use specific standards for cannabis businesses and hemp businesses.

A printed copy of the Ordinance is available for inspection by any person during regular office hours at Town Hall or by standard or electronic mail.

CHAPTER 120A

EDUCATION CODE; ATTENDANCE; SCHOOL CALENDAR

120A.05, 120A.22, and 120A.24 included for reference.
Some pages of 120A have been removed from the attachment.

120A.01	CITATION.	120A.35	ABSENCE FROM SCHOOL FOR RELIGIOUS AND CULTURAL OBSERVANCES.
120A.02	DEPARTMENT OF EDUCATION.	120A.36	SCHOOL ATTENDANCE.
120A.03	MISSION STATEMENT.	120A.38	CLASSROOM PLACEMENT; PARENT DISCRETION.
120A.05	DEFINITIONS.		SCHOOL CALENDAR
120A.10	SCHOOL LAW QUESTIONS TO ATTORNEY GENERAL.	120A.40	SCHOOL CALENDAR.
	SCHOOL ATTENDANCE	120A.41	LENGTH OF SCHOOL YEAR; HOURS OF INSTRUCTION.
120A.20	ADMISSION TO PUBLIC SCHOOL.	120A.414	E-LEARNING DAYS.
120A.21	ENROLLMENT OF A STUDENT IN FOSTER CARE.	120A.415	EXTENDED SCHOOL CALENDAR.
120A.22	COMPULSORY INSTRUCTION.	120A.416	PAID LEAVE FOR SCHOOL CLOSURES.
120A.24	REPORTING.	120A.42	CONDUCT OF SCHOOL ON CERTAIN HOLIDAYS.
120A.26	ENFORCEMENT AND PROSECUTION.		

EDUCATION CODE

120A.01 CITATION, EDUCATION CODE.

Chapters 120A to 129C may be cited as the "Education Code."

History: *Ex 1959 c 71 art 1 s 1; 1975 c 162 s 1; 1998 c 397 art 1 s 58; art 11 s 3*

120A.02 DEPARTMENT OF EDUCATION.

(a) The Department of Education is established.

(b) The Department of Education shall carry out the provisions of chapters 120A to 129C and other related education provisions under law.

History: *2000 c 254 s 1; 2003 c 130 s 7,12; 2004 c 294 art 5 s 20*

120A.03 MISSION STATEMENT.

The mission of public education in Minnesota, a system for lifelong learning, is to ensure individual academic achievement, an informed citizenry, and a highly productive work force. This system focuses on the learner, promotes and values diversity, provides participatory decision making, ensures accountability, models democratic principles, creates and sustains a climate for change, provides personalized learning environments, encourages learners to reach their maximum potential, and integrates and coordinates human services for learners. The public schools of this state shall serve the needs of the students by cooperating with the students' parents and legal guardians to develop the students' intellectual capabilities and lifework skills in a safe and positive environment. It is part of the department's mission that within the department's resources the commissioner shall endeavor to:

(1) prevent the waste or unnecessary spending of public money;

(2) use innovative fiscal and human resource practices to manage the state's resources and operate the department as efficiently as possible;

(3) coordinate the department's activities wherever appropriate with the activities of other governmental agencies;

(4) use technology where appropriate to increase agency productivity, improve customer service, increase public access to information about government, and increase public participation in the business of government;

(5) utilize constructive and cooperative labor-management practices to the extent otherwise required by chapters 43A and 179A;

(6) report to the legislature on the performance of agency operations and the accomplishment of agency goals in the agency's biennial budget according to section 16A.10, subdivision 1; and

(7) recommend to the legislature appropriate changes in law necessary to carry out the mission and improve the performance of the department.

History: 1991 c 265 art 7 s 1; 1995 c 248 art 11 s 9; 1Sp1997 c 4 art 7 s 2; 1998 c 366 s 56; 1998 c 397 art 1 s 58

120A.05 DEFINITIONS.

Subdivision 1. **Scope.** For the purposes of this chapter the terms defined in this section have the meanings given them.

Subd. 2. **Auditor.** "Auditor" means county auditor.

Subd. 3. **Board.** "Board" means a school board.

Subd. 4. **Commissioner.** "Commissioner" means the commissioner of education.

Subd. 5. **Common district.** "Common district" means any school district validly created and existing as a common school district or joint common school district as of July 1, 1957, or pursuant to the terms of the Education Code.

Subd. 6. **County board.** "County board" means a board of county commissioners.

Subd. 7. **Department.** "Department" means the Department of Education.

Subd. 8. **District.** "District" means a school district.

Subd. 9. **Elementary school.** "Elementary school" means any school with building, equipment, courses of study, class schedules, enrollment of pupils ordinarily in prekindergarten through grade 6 or any portion thereof, and staff meeting the standards established by the commissioner.

Subd. 10. **Independent district.** "Independent district" means any school district validly created and existing as an independent, consolidated, joint independent, county or a ten or more township district as of July 1, 1957, or pursuant to the Education Code.

Subd. 10a. **Kindergarten.** "Kindergarten" means a program designed for pupils five years of age on September 1 of the calendar year in which the school year commences that prepares pupils to enter first grade the following school year.

Subd. 11. **Middle school.** "Middle school" means any school other than a secondary school giving an approved course of study in a minimum of two consecutive grades above 4th but below 10th with building,

equipment, courses of study, class schedules, enrollment, and staff meeting the standards established by the commissioner of education.

Subd. 11a. **Prekindergarten.** "Prekindergarten" means a program designed for pupils younger than five years of age on September 1 of the calendar year in which the school year commences that prepares pupils to enter kindergarten the following school year.

Subd. 12. **School district tax.** "School district tax" means the tax levied and collected to provide the amount of money voted or levied by the district or the board for school purposes.

Subd. 13. **Secondary school.** "Secondary school" means any school with building, equipment, courses of study, class schedules, enrollment of pupils ordinarily in grades 7 through 12 or any portion thereof, and staff meeting the standards established by the commissioner of education.

Subd. 14. **Special district.** "Special district" means a district established by a charter granted by the legislature or by a home rule charter including any district designated a special independent school district by the legislature.

Subd. 15. [Obsolete]

Subd. 16. **Superintendent.** "Superintendent" means superintendent of the school district involved.

Subd. 17. **Vocational center school.** "Vocational center school" means any school serving a group of secondary schools with approved areas of secondary vocational training and offering vocational secondary and adult programs necessary to meet local needs and meeting standards established by the commissioner of education.

History: *Ex1959 c 71 art 1 s 2,5; 1961 c 562 s 7; 1971 c 25 s 31; 1971 c 118 s 1; 1978 c 616 s 1; 1984 c 463 art 5 s 1; 1987 c 258 s 1; 1Sp1995 c 3 art 16 s 13; 1997 c 162 art 1 s 2; 1998 c 397 art 1 s 1-6,58; art 11 s 3; 1998 c 398 art 5 s 55; 2003 c 130 s 8,9,12; 1Sp2003 c 9 art 2 s 1; art 5 s 3; 1Sp2005 c 5 art 1 s 1; 2024 c 109 art 9 s 1,2*

120A.10 SCHOOL LAW QUESTIONS TO ATTORNEY GENERAL.

If there be any doubt as to the proper construction of any part of the state school laws, the commissioner, at the request of any public officer, shall submit such question to the attorney general, who shall give a written opinion thereon and such opinion shall be binding until annulled or overruled by a court.

History: *Ex1959 c 71 art 2 s 17; 1986 c 444*

SCHOOL ATTENDANCE

120A.20 ADMISSION TO PUBLIC SCHOOL.

Subdivision 1. **Age limitations; pupils.** (a) All schools supported in whole or in part by state funds are public schools. Admission to a public school is free to any person who: (1) resides within the district that operates the school; (2) is under 21 years of age or who meets the requirements of paragraph (c); and (3) satisfies the minimum age requirements imposed by this section. Notwithstanding the provisions of any law to the contrary, the conduct of all students under 21 years of age attending a public secondary school is governed by a single set of reasonable rules and regulations promulgated by the school board.

(b) A person shall not be admitted to a public school (1) as a kindergarten pupil, unless the pupil is at least five years of age on September 1 of the calendar year in which the school year for which the pupil

c 412 art 13 s 3; 1998 c 397 art 1 s 7,8,58; art 11 s 3; 1998 c 398 art 2 s 3; 2006 c 263 art 1 s 1; 2012 c 239 art 1 s 1; 2013 c 116 art 1 s 1; 1Sp2019 c 11 art 1 s 1; 1Sp2020 c 8 art 5 s 1; 2023 c 55 art 7 s 1

120A.21 ENROLLMENT OF A STUDENT IN FOSTER CARE.

A student placed in foster care must remain enrolled in the student's prior school unless it is determined that remaining enrolled in the prior school is not in the student's best interests. If the student does not remain enrolled in the prior school, the student must be enrolled in a new school within seven school days.

History: *1Sp2020 c 2 art 1 s 4*

120A.22 COMPULSORY INSTRUCTION.

Subdivision 1. **Parental responsibility.** The parent of a child is primarily responsible for assuring that the child acquires knowledge and skills that are essential for effective citizenship.

Subd. 1a. **Noncustodial parent access to records.** Upon request, a noncustodial parent has the right of access to, and to receive copies of, school records and information, to attend conferences, and to be informed about the child's welfare, educational progress, and status, as authorized under section 518.17, subdivision 3. The school is not required to hold a separate conference for each parent.

Subd. 2. **Applicability.** This section and sections 120A.24; 120A.26; 120A.32; and 120A.34 apply only to a child required to receive instruction according to subdivision 5 and to instruction that is intended to fulfill that requirement.

Subd. 3. **Parent defined; residency determined.** (a) In this section and sections 120A.24 and 120A.26, "parent" means a parent, guardian, or other person having legal custody of a child.

(b) In sections 125A.03 to 125A.24 and 125A.65, "parent" means a parent, guardian, or other person having legal custody of a child under age 18. For an unmarried pupil age 18 or over, "parent" means the pupil unless a guardian or conservator has been appointed, in which case it means the guardian or conservator.

(c) For purposes of sections 125A.03 to 125A.24 and 125A.65, the school district of residence for an unmarried pupil age 18 or over who is a parent under paragraph (b) and who is placed in a center for care and treatment, shall be the school district in which the pupil's biological or adoptive parent or designated guardian resides.

(d) For a married pupil age 18 or over, the school district of residence is the school district in which the married pupil resides.

(e) If a district reasonably believes that a student does not meet the residency requirements of the school district in which the student is attending school, the student may be removed from the school only after the district sends the student's parents written notice of the district's belief, including the facts upon which the belief is based, and an opportunity to provide documentary evidence of residency in person to the superintendent or designee, or, at the option of the parents, by sending the documentary evidence to the superintendent, or a designee, who will then make a determination as to the residency status of the student.

Subd. 4. **School defined.** For the purpose of compulsory attendance, a "school" means a public school, as defined in section 120A.05, subdivisions 9, 11, 13, and 17, or a nonpublic school, church or religious organization, or home school in which a child is provided instruction in compliance with this section and section 120A.24.

Subd. 5. **Ages and terms.** (a) Every child between seven and 17 years of age must receive instruction unless the child has graduated. Every child under the age of seven who is enrolled in a half-day kindergarten, or a full-day kindergarten program on alternate days, or other kindergarten programs shall receive instruction. Except as provided in subdivision 6, a parent may withdraw a child under the age of seven from enrollment at any time.

(b) A school district by annual board action may require children subject to this subdivision to receive instruction in summer school. A district that acts to require children to receive instruction in summer school shall establish at the time of its action the criteria for determining which children must receive instruction.

(c) A pupil 16 years of age or older who meets the criteria of section 124D.68, subdivision 2, and under clause (5) of that subdivision has been excluded or expelled from school or under clause (11) of that subdivision has been chronically truant may be referred to an area learning center. Such referral may be made only after consulting the principal, area learning center director, student, and parent or guardian and only if, in the school administrator's professional judgment, the referral is in the best educational interest of the pupil. Nothing in this paragraph limits a pupil's eligibility to apply to enroll in other eligible programs under section 124D.68.

Subd. 6. **Children under seven.** (a) Once a pupil under the age of seven is enrolled in kindergarten or a higher grade in a public school, the pupil is subject to the compulsory attendance provisions of this chapter and section 120A.34, unless the board of the district in which the pupil is enrolled has a policy that exempts children under seven from this subdivision.

(b) In a district in which children under seven are subject to compulsory attendance under this subdivision, paragraphs (c) to (e) apply.

(c) A parent or guardian may withdraw the pupil from enrollment in the school for good cause by notifying the district. Good cause includes, but is not limited to, enrollment of the pupil in another school, as defined in subdivision 4, or the immaturity of the child.

(d) When the pupil enrolls, the enrolling official must provide the parent or guardian who enrolls the pupil with a written explanation of the provisions of this subdivision.

(e) A pupil under the age of seven who is withdrawn from enrollment in the public school under paragraph (c) is no longer subject to the compulsory attendance provisions of this chapter.

(f) In a district that had adopted a policy to exempt children under seven from this subdivision, the district's chief attendance officer must keep the truancy enforcement authorities supplied with a copy of the board's current policy certified by the clerk of the board.

Subd. 7. **Education records.** (a) A district, a charter school, or a nonpublic school that receives services or aid under sections 123B.40 to 123B.48 from which a student is transferring must transmit the student's educational records, within ten business days of a request, to the district, the charter school, or the nonpublic school in which the student is enrolling. Districts, charter schools, and nonpublic schools that receive services or aid under sections 123B.40 to 123B.48 must make reasonable efforts to determine the district, the charter school, or the nonpublic school in which a transferring student is next enrolling in order to comply with this subdivision.

(b) A closed charter school must transfer the student's educational records, within ten business days of the school's closure, to the student's school district of residence where the records must be retained unless the records are otherwise transferred under this subdivision.

(c) A school district, a charter school, or a nonpublic school that receives services or aid under sections 123B.40 to 123B.48 that transmits a student's educational records to another school district or other educational entity, charter school, or nonpublic school to which the student is transferring must include in the transmitted records information about any formal suspension, expulsion, and exclusion disciplinary action under sections 121A.40 to 121A.56. The district, the charter school, or the nonpublic school that receives services or aid under sections 123B.40 to 123B.48 must provide notice to a student and the student's parent or guardian that formal disciplinary records will be transferred as part of the student's educational record, in accordance with data practices under chapter 13 and the Family Educational Rights and Privacy Act of 1974, United States Code, title 20, section 1232(g).

(d) Notwithstanding section 138.17, a principal or chief administrative officer must remove from a student's educational record and destroy a probable cause notice received under section 260B.171, subdivision 5, or paragraph (e), if one year has elapsed since the date of the notice and the principal or chief administrative officer has not received a disposition or court order related to the offense described in the notice. This paragraph does not apply if the student no longer attends the school when this one-year period expires.

(e) A principal or chief administrative officer who receives a probable cause notice under section 260B.171, subdivision 5, or a disposition or court order, must include a copy of that data in the student's educational records if they are transmitted to another school, unless the data are required to be destroyed under paragraph (d) or section 121A.75.

Subd. 8. **Withdrawal from school.** Any student who is 17 years old who seeks to withdraw from school, and the student's parent or guardian must:

(1) attend a meeting with school personnel to discuss the educational opportunities available to the student, including alternative educational opportunities; and

(2) sign a written election to withdraw from school.

Subd. 9. **Knowledge and skills.** Instruction must be provided in at least the following subject areas:

(1) basic communication skills including reading and writing, literature, and fine arts;

(2) mathematics and science;

(3) social studies including history, geography, economics, government, and citizenship; and

(4) health and physical education.

Instruction, textbooks, and materials must be in the English language. Another language may be used pursuant to sections 124D.59 to 124D.61.

Subd. 10. **Requirements for instructors.** A person who is providing instruction to a child must meet at least one of the following requirements:

(1) hold a valid Minnesota teaching license in the field and for the grade level taught;

(2) be directly supervised by a person holding a valid Minnesota teaching license;

(3) provide instruction in a school that is accredited by an accrediting agency, recognized according to section 123B.445, or recognized by the commissioner;

(4) hold a baccalaureate degree; or

(5) be the parent of a child who is assessed according to the procedures in subdivision 11.

Any person providing instruction in a public school must meet the requirements of clause (1).

Subd. 11. Assessment of performance. (a) Each year the performance of every child ages seven through 16 and every child ages 16 through 17 for which an initial report was filed pursuant to section 120A.24, subdivision 1, after the child is 16 and who is not enrolled in a public school must be assessed using a nationally norm-referenced standardized achievement examination. The superintendent of the district in which the child receives instruction and the person in charge of the child's instruction must agree about the specific examination to be used and the administration and location of the examination.

(b) To the extent the examination in paragraph (a) does not provide assessment in all of the subject areas in subdivision 9, the parent must assess the child's performance in the applicable subject area. This requirement applies only to a parent who provides instruction and does not meet the requirements of subdivision 10, clause (1) or (2).

(c) If the results of the assessments in paragraphs (a) and (b) indicate that the child's performance on the total battery score is at or below the 30th percentile or one grade level below the performance level for children of the same age, the parent must obtain additional evaluation of the child's abilities and performance for the purpose of determining whether the child has learning problems.

(d) A child receiving instruction from a nonpublic school, person, or institution that is accredited by an accrediting agency, recognized according to section 123B.445, or recognized by the commissioner, is exempt from the requirements of this subdivision.

Subd. 12. Legitimate exemptions. (a) A parent, guardian, or other person having control of a child may apply to a school district to have the child excused from attendance for the whole or any part of the time school is in session during any school year. Application may be made to any member of the board, a truant officer, a principal, or the superintendent. The school district may state in its school attendance policy that it may ask the student's parent or legal guardian to verify in writing the reason for the child's absence from school. A note from a physician or a licensed mental health professional stating that the child cannot attend school is a valid excuse. The board of the district in which the child resides may approve the application upon the following being demonstrated to the satisfaction of that board:

(1) that the child's physical or mental health is such as to prevent attendance at school or application to study for the period required, which includes:

(i) child illness, medical, dental, orthodontic, or counseling appointments, including appointments conducted through telehealth;

(ii) family emergencies;

(iii) the death or serious illness or funeral of an immediate family member;

(iv) active duty in any military branch of the United States;

(v) the child has a condition that requires ongoing treatment for a mental health diagnosis; or

(vi) other exemptions included in the district's school attendance policy;

(2) that the child has already completed state and district standards required for graduation from high school; or

(3) that it is the wish of the parent, guardian, or other person having control of the child that the child attend, for a period or periods not exceeding in the aggregate three hours in any week, instruction conducted by a Tribal spiritual or cultural advisor, or a school for religious instruction conducted and maintained by a church, or association of churches, or any Sunday school association incorporated under the laws of this state, or any auxiliary thereof. This instruction must be conducted and maintained in a place other than a public school building, and it must not, in whole or in part, be conducted and maintained at public expense. A child may be absent from school on days that the child attends upon instruction according to this clause.

(b) Notwithstanding subdivision 6, paragraph (a), a parent may withdraw a child from an all-day, every day kindergarten program and put their child in a half-day program, if offered, or an alternate-day program without being truant. A school board must excuse a kindergarten child from a part of a school day at the request of the child's parent.

Subd. 13. **Issuing and reporting excuses.** The clerk or any authorized officer of the board must issue and keep a record of such excuses, under such rules as the board may from time to time establish.

History: *Ex1959 c 71 art 1 s 10 subds 2,3; 1961 c 567 s 1; 1967 c 82 s 1; 1969 c 161 s 1,2; 1974 c 326 s 1; 1975 c 162 s 3; 1977 c 306 s 14; 1977 c 447 art 7 s 2,3; 1978 c 616 s 2; 1978 c 706 s 1; 1980 c 609 art 3 s 2; 1Sp1985 c 12 art 7 s 3; 1986 c 444; 1986 c 472 s 1-3; 1987 c 178 s 1,9; 1988 c 718 art 7 s 19,20; 1989 c 296 s 1,2; 1991 c 265 art 7 s 2; 1993 c 224 art 9 s 13,14; 1994 c 465 art 2 s 9,10; 1994 c 647 art 4 s 1; art 9 s 3; 1Sp1995 c 3 art 9 s 3,4; 1Sp1997 c 4 art 6 s 1-2; art 7 s 3; 1998 c 397 art 1 s 29-35,58; art 11 s 3; 1998 c 398 art 2 s 5; art 5 s 4; art 5 s 55; 2000 c 489 art 10 s 1,21; 2002 c 352 s 8; 1Sp2005 c 5 art 2 s 3; 2006 c 263 art 2 s 1; 2007 c 146 art 2 s 2; 2009 c 96 art 2 s 2; art 10 s 1; 2012 c 239 art 1 s 2; art 2 s 1; 2013 c 116 art 3 s 1-4; 2014 c 272 art 3 s 2; art 9 s 1; 1Sp2017 c 5 art 2 s 1; 2023 c 55 art 2 s 1; 2024 c 85 s 17; 2024 c 109 art 8 s 1*

120A.24 REPORTING.

Subdivision 1. **Reports to superintendent.** (a) The person or nonpublic school in charge of providing instruction to a child must submit to the superintendent of the district in which the child resides the name, birth date, and address of the child; the annual tests intended to be used under section 120A.22, subdivision 11, if required; the name of each instructor; and evidence of compliance with one of the requirements specified in section 120A.22, subdivision 10:

- (1) by October 1 of the first school year the child receives instruction after reaching the age of seven;
- (2) within 15 days of when a parent withdraws a child from public school after age seven to provide instruction in a nonpublic school that is not accredited by a state-recognized accredited agency;
- (3) within 15 days of moving out of a district; and
- (4) by October 1 after a new resident district is established.

(b) The person or nonpublic school in charge of providing instruction to a child between the ages of seven and 16 and every child ages 16 through 17 for which an initial report was filed pursuant to this subdivision after the child is 16 must submit, by October 1 of each school year, a letter of intent to continue to provide instruction under this section for all students under the person's or school's supervision and any changes to the information required in paragraph (a) for each student.

(c) The superintendent may collect the required information under this section through an electronic or web-based format, but must not require electronic submission of information under this section from the person in charge of reporting under this subdivision.

Subd. 2. **Availability of documentation.** (a) The person or nonpublic school in charge of providing instruction to a child must maintain documentation indicating that the subjects required in section 120A.22, subdivision 9, are being taught and proof that the tests under section 120A.22, subdivision 11, have been administered. This documentation must include class schedules, copies of materials used for instruction, and descriptions of methods used to assess student achievement.

(b) The parent of a child who enrolls full time in public school after having been enrolled in a nonpublic school that is not accredited by a state-recognized accrediting agency must provide the enrolling public school or school district with the child's scores on any tests administered to the child under section 120A.22, subdivision 11, and other education-related documents the enrolling school or district requires to determine where the child is placed in school and what course requirements apply. This paragraph does not apply to a shared time student who does not seek a public school diploma.

(c) The person or nonpublic school in charge of providing instruction to a child must make the documentation in this subdivision available to the county attorney when a case is commenced under section 120A.26, subdivision 5; chapter 260C; or when diverted under chapter 260A.

Subd. 3. **Exemptions.** A nonpublic school, person, or other institution that is accredited by an accrediting agency, recognized according to section 123B.445, or recognized by the commissioner, is exempt from the requirements in subdivision 2.

Subd. 4. **Reports to the state.** A superintendent must make an annual report to the commissioner of education by December 1 of the total number of nonpublic children reported as residing in the district. The report must include the following information:

(1) the number of children residing in the district attending nonpublic schools or receiving instruction from persons or institutions other than a public school;

(2) the number of children in clause (1) who are in compliance with section 120A.22 and this section; and

(3) the number of children in clause (1) who the superintendent has determined are not in compliance with section 120A.22 and this section.

Subd. 5. **Obligations.** Nothing in this section alleviates the obligations under section 120A.22.

History: 1987 c 178 s 2; 1993 c 224 art 9 s 15; 1Sp1995 c 3 art 16 s 13; 1998 c 397 art 1 s 37-39,58; art 11 s 3; 1998 c 398 art 5 s 55; 1999 c 241 art 6 s 1; 1Sp2003 c 9 art 2 s 2; 1Sp2011 c 11 art 1 s 2; 2012 c 239 art 1 s 3,4; 2013 c 116 art 3 s 5

120A.26 ENFORCEMENT AND PROSECUTION.

Subdivision 1. [Repealed, 1Sp2011 c 11 art 1 s 37]

Subd. 2. [Repealed, 1Sp2011 c 11 art 1 s 37]

Subd. 3. **Notice to parents.** The superintendent must notify the parent, in writing, if a child is alleged to be receiving instruction in violation of sections 120A.22 and 120A.24. The written notification must include a list of the specific alleged violations.

Subd. 4. **Fact-finding and mediation.** If the specified alleged violations of the compulsory attendance requirements are not corrected within 15 days of receipt of the written notification, the superintendent must request fact-finding and mediation services from the commissioner.

Minnesota requires that homeschool students be registered with their resident districts and sets minimum requirements for subject areas of instruction and student testing.

What is a homeschool?

In Minnesota, a homeschool is classified as a type of nonpublic school, subject to most of the requirements applicable to traditional nonpublic schools including student registration, areas of instruction, and performance assessments. A homeschool instructor does not need a teaching license and may be either a parent or an unrelated person who holds a baccalaureate degree. There is no minimum number of required days or hours of instruction for a homeschool student.

How many students in Minnesota are homeschooled?

In the 2023-2024 school year, approximately 29,000 Minnesota students were enrolled in homeschools, making up 3.4 percent of Minnesota students.

Do homeschool students have to register?

The parent of a child in a homeschool must submit to the superintendent of the child's resident district the child's name, birth date, and address; the performance assessments used; and the name of each instructor. The report is due by October 1 of the first school year the child receives instruction after reaching age seven; within 15 days of when a parent withdraws a child from public school after age seven to homeschool or when a child moves out of a district; and by October 1 after the child establishes a new resident district. After the first year, the parent must send the superintendent a letter of intent to continue to provide homeschool instruction by October 1 of each school year.

A superintendent must report annually to the commissioner of education the number of homeschool students reported in the district and the number of homeschools in compliance with state law.

The student information submitted to a superintendent is private data and cannot be designated as directory information or disclosed without the parent's prior written consent unless a limited exception applies. School districts that receive federal funds under the Elementary and Secondary Education Act must provide military recruiters, when requested, with directory information that includes students' names, addresses, and telephone numbers unless the parent requests that the district not release the information to a military recruiter.

What instruction are homeschools required to provide?

Homeschool parents must provide instruction in basic communication skills including reading and writing, literature, and fine arts; math and science; social studies including history, geography, economics, government, and citizenship; and health and physical education. State standards and benchmarks in these subject areas do not apply to homeschool students. A parent must maintain documentation showing that the required subjects are being taught and proof that required tests have been administered. The documents must include class schedules and copies of instructional materials, and descriptions of the methods used to assess student achievement.

Homeschool students must take a nationally norm-referenced standardized achievement examination each year unless the homeschool is accredited by a state-recognized accrediting agency. The resident district superintendent and the parent must agree on the specific examination the child will take, and how and where the child will take it. If the nationally normed test does not include all required subject areas, the parent must assess the child's performance in the applicable subject area. If a child scores at or below the 30th percentile or one grade level below children of the same age on a standardized exam, the parent must have the child evaluated to determine whether the child has learning problems.

If a parent is alleged to have violated the homeschool laws, the superintendent must notify the parent of the specific alleged violations. The commissioner of education may provide fact-finding and mediation services to resolve violations that are not corrected within 15 days; if the violations are not resolved through this process, the superintendent must notify the county attorney of the alleged violations. The county attorney may bring misdemeanor charges against the parent.

What public school programs can homeschool students participate in?

Federal law requires districts to provide special education services to homeschool students residing in the district.

Upon request, and subject to cost limits, a school district must provide homeschool students with textbooks, the same health services offered to public school students, and for homeschool students in grades 7 to 12, the same guidance and counseling services offered to public school students if the services are provided at a public school or neutral site.

Homeschool students may participate in academic activities in their resident districts. A homeschool student may access public school courses ("shared-time") in the resident district, subject to the district's shared-time policy, or may request shared-time instruction in a nonresident district, with the resident district providing the shared-time funding. A homeschool student cannot use shared time to access public online learning without paying tuition but can instead enroll in a full-time online learning program. Homeschool students may also participate in the Postsecondary Enrollment Options Program.

Homeschool students are generally not eligible to participate in public school meals programs unless they are enrolled in a district on a shared-time basis at a school where the meals are offered.

Upon request, a student in a homeschool of five or fewer students may participate in the extracurricular activities of the resident district on the same basis as public school students; the district may charge participation fees. Homeschool students may also participate in Minnesota State High School League activities through their homeschool alone or through cooperative sponsorship with other schools.

What health and safety requirements apply to homeschools?

County human services investigate allegations of all forms of child abuse and neglect, including failure to ensure that a child is educated. In addition, a parent must submit to the superintendent the child's immunization records or a statement indicating that the child has not been immunized due to the parents' conscientiously held beliefs. Minnesota does not regulate the facilities in which homeschool students receive instruction.



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Real People. Real Solutions.

ATTACHMENT G

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

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

MEMORANDUM

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

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

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

BACKGROUND

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

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

State statute allows for local units of government to adopt reasonable restrictions on the time, place, and manner of the operation of a cannabis business provided that such restrictions do not prohibit the establishment or operation of cannabis businesses. The zoning ordinance is specifically used to control for the time, place, and manner of various uses and must be amendment to include standards for cannabis and hemp businesses if the township wishes to have specific standards for these uses.

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

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

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

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

OVERVIEW OF PROPOSED STANDARDS

Summary of Changes from June 12, 2025, Draft Ordinance

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

Creation of A-2 Agriculture Business District

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

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

Access and Driveway Standards

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

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

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

Cannabis and Hemp Standards

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

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

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

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

ANALYSIS

Staff Analysis

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

Establishment of an A-2 District

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

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

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

COMMISSION ACTION

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

Name: Cannabis and Hemp Uses Zoning Standards

Date: July 10, 2025

Page: 4

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

Attachments

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

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

ORDINANCE NO. _____

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

The Town Board of Greenvale, Minnesota ordains:

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

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

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

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

Cannabis Cultivation: A commercial cannabis business licensed to grow cannabis plants within the approved amount of space from seed or immature plant to mature plant. harvest cannabis flower from mature plant, package and label immature plants and seedlings and cannabis flower for sale to other cannabis businesses, transport cannabis flower to a cannabis manufacturer located on the same premises, and perform other actions approved by the office.

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

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

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

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

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

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

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

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

Cannabis Retail Businesses: A retail location and the retail location(s) of a mezzobusinesses with a retail operations endorsement, microbusinesses with a retail operations endorsement, medical combination businesses operating a retail location, and lower-potency hemp edible retailers. Cannabis retail businesses are considered a commercial use for the purposes of this ordinance.

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

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

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

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

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

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

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

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

School: A public school as defined under Minn. Stat. 120A.05 or a nonpublic school that must meet the reporting requirements under Minn. Stat. 120A.24.

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

5.01 Establishment of Districts

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

A-1 Agriculture District

A-2 Agricultural Business District

S Shoreland Management Overlay District

F Floodplain Management Overlay District

5.02 A-1 - Agriculture District

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

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

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

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

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

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

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

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

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

6. Bed and Breakfast

F. Transfer of Residential Development Rights

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

1. Residential Development Right

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

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

2. Residential Development Rights Transfer

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

3. Eligible Development Rights Transfer

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

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

4. Recording of the Residential Development Rights Transfer

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

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

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

5.03 [A-2 - Agriculture Business District](#)

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

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

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

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

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

2 - Agriculture Business District:

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

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

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

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

- b. The dwelling must be removed when no longer used by the farm worker.
 - c. The temporary dwelling shall be accessory and not the primary residence on the farm.
 - d. The temporary dwelling shall meet all minimum building size and setback standards.
 - e. The property owner shall provide the Township with an escrow to cover the cost of removal of the manufactured home in the event the property owner does not remove the manufactured home when it is no longer used for housing hired workers.
 - 15. Temporary equipment placement and/or operations, such as a bituminous plant, or contractors' yard, for highway/road construction.
 - 16. Uses not listed as permitted or conditional in the A-1 - Agricultural District may be allowed with an Interim Use Permit.

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

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

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.

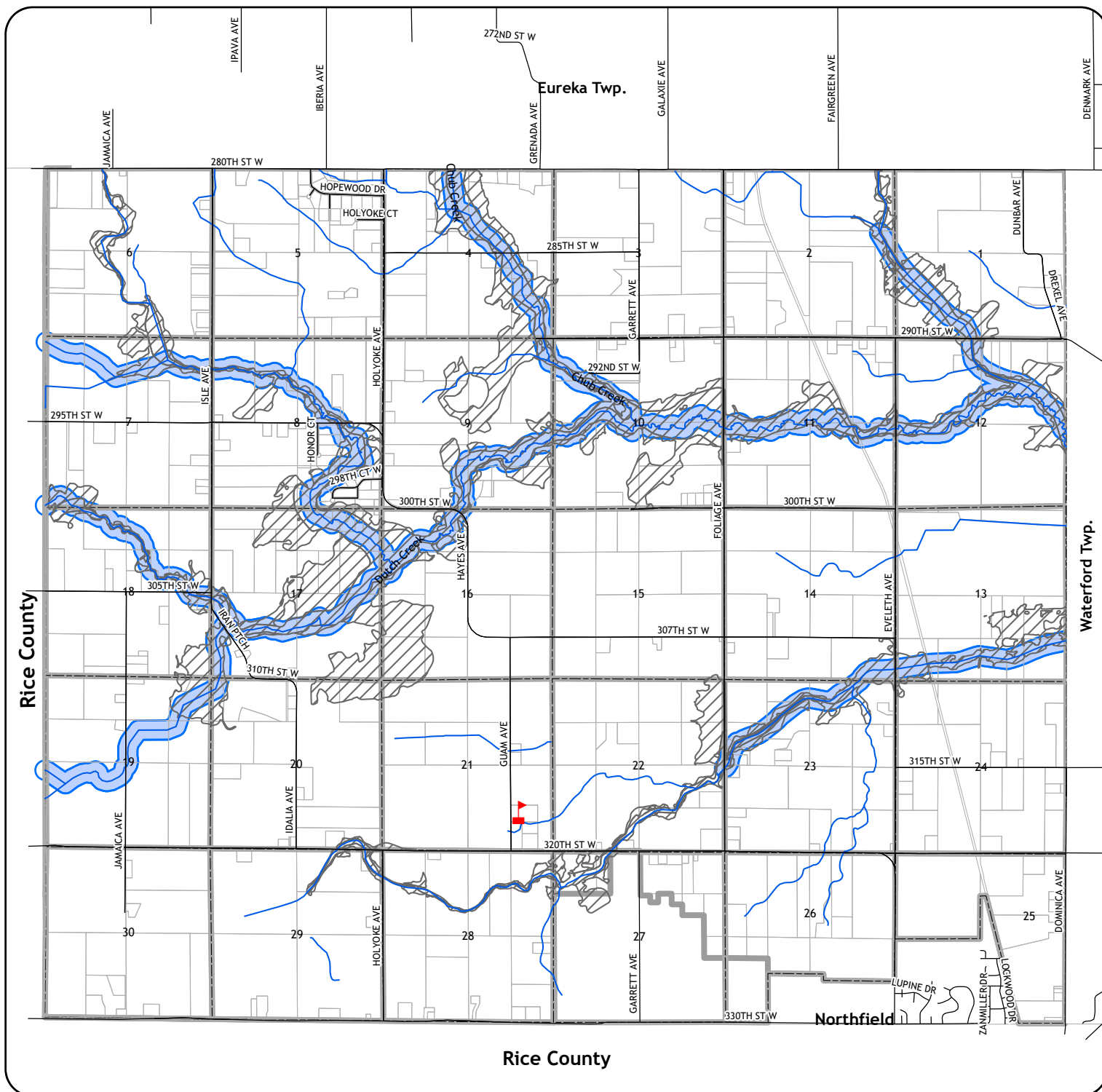
Section 4 Effective Date. This ordinance shall be effective immediately upon its adoption and publication.

Adopted this ____ day of _____, 2025.

Town Chair





ATTEST:

Town Clerk



Zoning Map

Greenvale Township Dakota County, MN

-  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



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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.

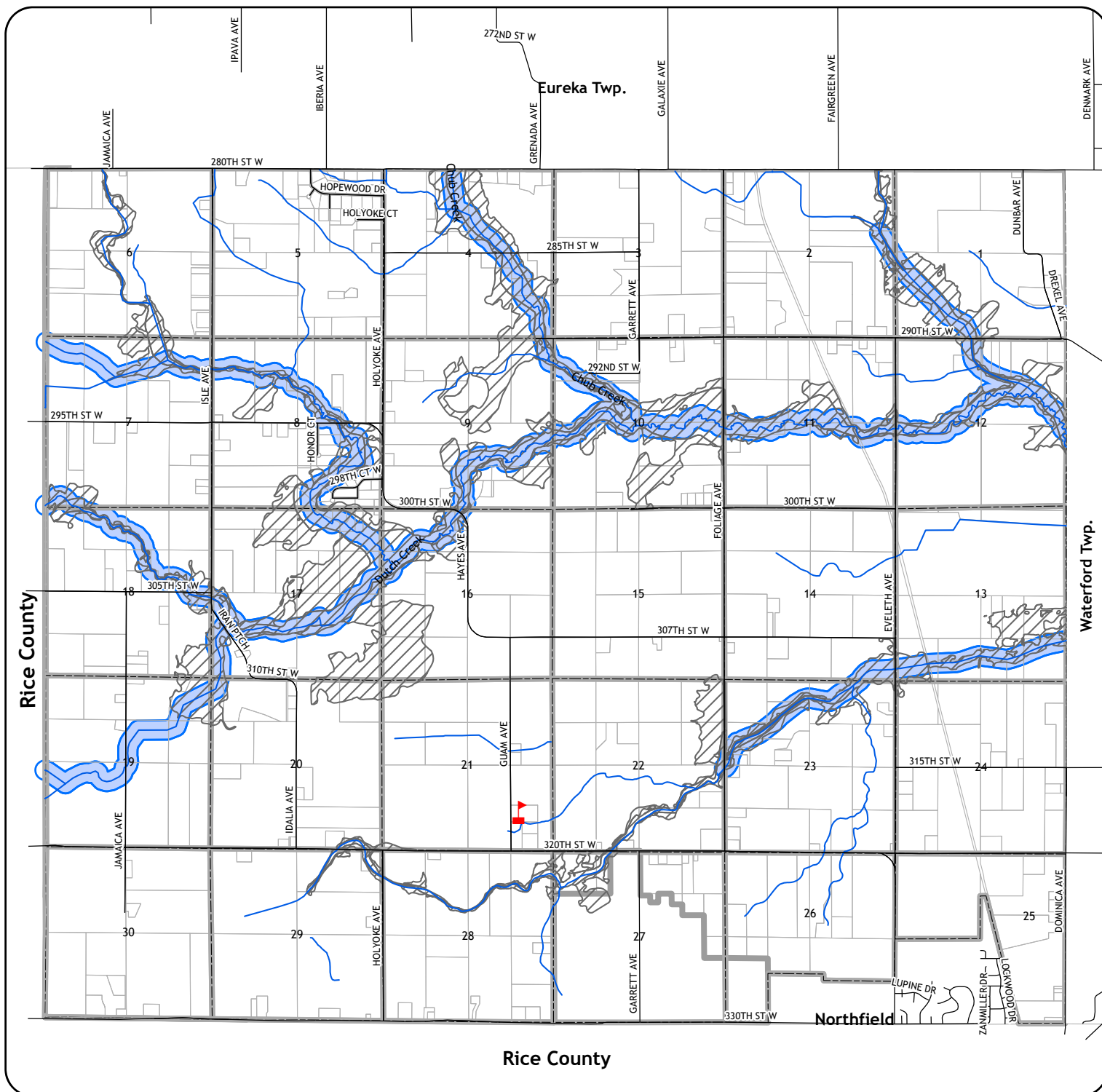
Section 4 Effective Date. This ordinance shall be effective immediately upon its adoption and publication.

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