



**AGENDA
PLANNING COMMISSION MEETING
MAPLE PLAIN CITY HALL
May 07, 2026
6:00 PM**

- 1. CALL TO ORDER**
- 2. ADOPT AGENDA**
- 3. CONSENT AGENDA**
 - A.** Minutes for Approval from 03-05-26
- 4. DISCUSSION**
- 5. PUBLIC HEARING**
 - A.** PUBLIC HEARING
- 6. NEW BUSINESS**
 - A.** 5600 Pioneer Creek- Zomer Farms- CUP
- 7. ADJOURNMENT**



**MINUTES
PLANNING COMMISSION MEETING
MAPLE PLAIN CITY HALL
March 05, 2026
6:00 PM**

1. CALL TO ORDER

Chair called the Planning Commission meeting to order at 6:02 PM.

PRESENT: Chair Jared Betterman, Vice-Chair Adam Ruhland, Commissioner Stephen Shurson, Commissioner Mike Melton, Commissioner David Chard, and Commissioner Nick Buller

COUNCIL LIASON: Councilmember Connie Francis

STAFF PRESENT: City Administrator Jacob Schillander, and City Planner Mark Kaltsas

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. ADOPT AGENDA

The Chair asked whether any items needed to be added or amended.

Commissioner Metlon moved adopt the agenda as written. Seconded by Commissioner Shurson.

Voting Aye: Chair Betterman, Vice-Chair Ruhland, Commissioner Shurson, Commissioner Melton, Commissioner Chard, and Commissioner Buller

Motion carried 6–0.

4. CONSENT AGENDA

A. Minutes for Approval from 02-05-26

Commissioners reviewed the minutes and noted they were thorough and detailed.

Commissioner Chard moved to approve the September 4, 2025 and December 4, 2025 Planning Commission meeting minutes as presented. Seconded by Commissioner Ruhland.

Voting Aye: Chair Betterman, Vice-Chair Ruhland, Commissioner Shurson, Commissioner Melton, Commissioner Chard, and Commissioner Buller

Motion carried 6–0.

5. PUBLIC HEARING

- A. 1800 Pioneer Creek Drive (PID No.'s 23-118-24-41-0004 and 23-118-24-41-0010)

Commissioner Chard moved to open the public hearing. Seconded by Commissioner Ruhland.

Voting Aye: Chair Betterman, Vice-Chair Ruhland, Commissioner Shurson, Commissioner Melton, Commissioner Chard, and Commissioner Buller

Motion carried 6–0.

Public Hearing opened at 6:05

Parker Smith of Smith Co. Management introduced himself to the Planning Commission. Smith spoke about the interest from potential renters and the goal for the building.

Commissioner Ruhland moved to close the public hearing. Seconded by Commissioner Buller.

Voting Aye: Chair Betterman, Vice-Chair Ruhland, Commissioner Shurson, Commissioner Melton, Commissioner Chard, and Commissioner Buller

Motion carried 6–0.

Public Hearing closed at 6:11

City Planner Kaltsas presented the site plan review, preliminary and final plat to allow a new building and associated site plan improvements for the properties located at 1800 Pioneer Creek Center.

6. NEW BUSINESS-

Parker Smith/Smith Co. Management (Applicant) Pioneer Creek LTD (Owner) request that the City consider the following actions for the properties located at 1800 Pioneer Creek Center (PID No.s 23-118-24-41-0004 and 23-118-24-41-0010):

- A. A proposed text amendment to Article 4. – Zoning, Sec. 10-453. – Definitions. The text amendment will consider the establishment of a definition for “Office Campus” which is currently referenced as a permitted use in the I-Industrial zoning district but not defined in the ordinance.

City Planner Kaltsas presented the proposed text amendment to article 4 zoning, sec. 10-453 definitions. The Commission discussed the recommendation for altering the percentage of office use in an industrial zoning district for an office campus.

Motion to accept the amendment of the ordinance, with the recommendation to define coordinated ownership means, change child care to a primary use, and remove the specificity of who may access or use an office campus made by Commissioner Buller. Seconded by Commissioner Shurson.

Voting Aye: Chair Betterman, Vice-Chair Ruhland, Commissioner Shurson, Commissioner Melton, Commissioner Chard, and Commissioner Buller

Motion carried 6–0.

- B. Site plan review to consider the redevelopment of the property from a single use corporate office into a multi-tenant mixed-use office campus.

City Planner Kaltsas provided an overview of the site plan to consider with the redevelopment of the property from a single use corporate office into a multi-tenant mixed-use office campus.

Motion to approve the site plan as the city has defined and written made by Commissioner Buller. Seconded by Commissioner Ruhland.

Voting Aye: Chair Betterman, Vice-Chair Ruhland, Commissioner Shurson, Commissioner Melton, Commissioner Chard, and Commissioner Buller

Motion carried 6–0.

7. OTHER BUSINESS

8. ADJOURNMENT

The motion to adjourn was made by Commissioner Chard and seconded by Commissioner Melton.

Voting Aye: Chair Betterman, Vice-Chair Ruhland, Commissioner Shurson, Commissioner Melton, Commissioner Chard, and Commissioner Buller.

Motion passed 6-0. The meeting concluded at 7:16 PM

I, Jacob W. Schillander, being duly sworn, depose and say:

That I am the City Administrator of the City of Maple Plain, and that the foregoing minutes are a true and correct record of the meeting held on the date indicated above at Maple Plain City Hall. I certify that the minutes accurately reflect all actions taken, including votes, motions, resolutions, and ordinances, and that they are in compliance with all applicable legal requirements.

Signed:



Jacob W. Schillander
City Administrator

City of Maple Plain

Request for Site Plan Review and a Conditional Use Permit to Allow a Cannabis Retail Business (Curbside Pickup & Delivery) to Operate Within the Existing Building Located at 5600 Pioneer Creek Drive

To:	Planning Commission
From:	Mark Kaltsas, City Planner
Meeting Date:	May 7, 2026
Applicant:	Justin Seurer – Zomer Farms, LLC
Owner:	The Louisiana Purchase, LLC
Location:	5600 Pioneer Creek Drive

Request:

PUBLIC HEARING: Justin Seurer – Zomer Farms, LLC (Applicant) and The Louisiana Purchase, LLC (Owner) request that the City consider the following actions for the property located at 5600 Pioneer Creek Drive (PID No. 23-118-24-41-0012):

- Site plan review to consider the use of the existing space and property for a cannabis cultivation and manufacturing business.
- A conditional use permit to allow a cannabis retail business, specifically curbside pickup and delivery retail operations, in the I-Industrial zoning district.

Property/Site Information:

The property is located north of the intersection of Halgren Road and US Highway 12, on the north side of Pioneer Creek Drive. There is one existing building located on the property with the following characteristics:

Property Address: *5600 Pioneer Creek Drive*

Zoning: *I-Industrial*

Comprehensive Plan: *Industrial*

Acreage: *11.1 Acres*

5600 Pioneer Creek Drive - Aerial Photograph



Applicable Standards:

Sec. 10-544. "I" General Industrial District — Conditional Uses:

(12) Cannabis business, except lower-potency hemp edible retailer.

- a. Must be licensed by the state.*
- b. A cannabis retailer or cannabis business with a cannabis business retail endorsement must be registered under city ordinance.*
- c. Must meet the cannabis business buffer.*
- d. Must not exceed the cannabis business retail limit.*

Discussion:

There is an existing building on the subject property of approximately 40,000 SF. The applicant is leasing approximately 20,000 SF (east half) for proposed cultivation, manufacturing, and retail operations. All cannabis businesses in the City require a conditional use permit, and all commercial or industrial building changes require site plan review.

Proposed Cannabis Retail Operations — Curbside Pickup & Delivery:

In addition to cultivation and manufacturing, Zomer Farms, LLC is requesting approval to conduct cannabis retail sales via two methods: (1) curbside pickup and (2) home delivery, both originating from Suite E within the existing building. No walk-in retail is proposed.

The applicant has described the retail operations as follows:

- Retail operations would be conducted from Suite E, secured by two access-controlled doors with 24/7 interior and exterior camera surveillance.
- A secured Product Storage Vault houses all retail cannabis products, remaining locked during non-business hours with continuous video surveillance per State guidelines.
- Only Managers have key card access to the Product Storage Vault and Retail Office. Retail employees have access to Suite E and bathrooms during business hours only.
- Delivery drivers enter through the secured Suite E entrance to collect orders for dispatch.
- The security system, operational since March 9, 2026, includes license plate readers (LPR), employee panic buttons, delivery vehicle tracking, and high-definition cameras.
- Delivery service area covers: West to Delano, North to Buffalo/Corcoran, East to Plymouth, and South to Victoria, organized by zip code and integrated with the State's Metrc system.
- No more than 2–4 delivery drivers are anticipated on-site at any one time during business hours.
- All deliveries will be conducted pursuant to Minn. Stat. § 342.42, MN Admin Rules 9810.1100 and 9810.2600.

Proposed Hours of Operation — Curbside Pickup & Delivery:

The applicant proposes to conduct curbside pickup and delivery retail operations seven days a week between the hours of 9:00 a.m. and 9:00 p.m. (CST), Monday through Sunday.

Under Minnesota Statute § 342.27, Subdivision 7, cannabis retail sales are prohibited between 2:00 a.m. and 10:00 a.m. on Sundays. The applicant's proposed 9:00 a.m. Sunday opening is not permissible under State law and must be corrected as a condition of any approval. At a minimum, Sunday operations shall not commence before 10:00 a.m.

On Monday through Saturday, State law sets the earliest permissible opening at 8:00 a.m.; the applicant's proposed 9:00 a.m. weekday opening is therefore compliant. State law also authorizes

the City to impose an earlier closing time, prohibiting sales for any period between 9:00 p.m. and 2:00 a.m., and to restrict morning hours between 8:00 a.m. and 10:00 a.m. on weekdays.

The applicant's proposed Sunday hours conflict with Minnesota Statute § 342.27, Subd. 7, and must be corrected. The City of Maple Plain's cannabis ordinance (Ordinance No. 331, adopted November 25, 2024) does not currently specify hours of operation for cannabis retail businesses, leaving this matter appropriately addressed as a condition of this conditional use permit.

Day	State Law — Earliest Opening	Applicant Proposes	Compliant?
Monday – Saturday	8:00 a.m.	9:00 a.m.	✓ Yes
Sunday	10:00 a.m.	9:00 a.m.	✗ No — must be corrected

Planning Commission Action Requested — Hours: The Commission should deliberate and state its preferred hours as a specific condition of approval. Options include:

- Minimum correction required by State law: 9:00 a.m. – 9:00 p.m. Monday–Saturday; 10:00 a.m. – 9:00 p.m. Sunday.
- Uniform 10:00 a.m. opening, all days: The City may restrict Monday–Saturday openings to no earlier than 10:00 a.m. under § 342.27, Subd. 7(b), creating a consistent 10:00 a.m. – 9:00 p.m. schedule seven days a week.
- Earlier evening close: The Commission may impose a closing time earlier than 9:00 p.m. (e.g., 8:00 p.m.) given the industrial character of the surrounding area.

Parking Analysis — Mixed Use: Cultivation/Manufacturing & Cannabis Retail:

The applicant is proposing to convert approximately 2,200 square feet of existing warehouse/office space within Suite E to cannabis retail operations, including order fulfillment, a product storage vault, and a retail office. No walk-in public sales floor is proposed. This conversion triggers application of the City's mixed-use retail parking standard.

Applicable Parking Standard:

"Retail sales and service business with 50 percent of gross floor area devoted to storage, warehouses, and/or industry. One space for each 250 square feet devoted to public sales and/or service plus one space for each 500 square feet of storage area; or one space for each employee on the maximum shift, whichever is appropriate."

This standard applies directly to Zomer Farms' proposed retail operation, as the predominant function of Suite E is product storage, vault operations, and order fulfillment and not a traditional

public sales floor. Based on the submitted floor plan, staff estimates the breakdown of Suite E as follows:

Space	Estimated SF	Parking Classification
Retail Prep / Order Fulfillment Area	~500 SF	Public sales/service area
Product Storage Vault	~600 SF	Storage area
Retail Office	~300 SF	Storage / back-of-house
Circulation / Vestibule / Hallway	~800 SF	Storage / back-of-house
Total Suite E	~2,200 SF	

Parking Calculation — Method 1: By Square Footage:

Use / Area	Est. SF	Parking Rate	Spaces Required
Public sales/service (fulfillment)	500 SF	1 per 250 SF	2 spaces
Storage / vault / office / circulation	1,700 SF	1 per 500 SF	4 spaces
Retail Subtotal (Suite E)	2,200 SF		6 spaces
Cultivation / Manufacturing (remainder)	~17,800 SF	1 per 400 SF	45 spaces
Total Required	~20,000 SF		51 spaces

Parking Calculation — Method 2: By Employees on Maximum Shift:

The applicant indicates a maximum of 2–4 retail employees plus 2–4 delivery drivers on-site simultaneously during business hours, for a combined maximum of 8 retail-related staff. The applicant previously noted that the total maximum employee count across the cultivation operation would be approximately 15-20 employees on a single shift. This would equate to a total parking requirement of closer to 30 parking spaces rather than the 51 spaces using the square footage method.

Available Parking:

Location	Spaces
Front of building — Pioneer Creek Drive frontage	16
East side of building	14
North side of building (shared with full building)	25
Total	55

The 55 total parking spaces available on the east and north sides of the building appear sufficient to meet the calculated demand of 30 - 51 spaces. However, staff notes the following considerations for the Planning Commission:

- No walk-in retail. All curbside pickup is by appointment only in 15-minute intervals, capped at a maximum of 8 vehicles per hour. This significantly reduces typical retail parking demand and supports use of the employee-based method as the more appropriate measure.
- Designated pickup and delivery spaces. The applicant proposes 2 dedicated curbside spaces at the front of the building. Staff recommends the Commission require 3 to 5 spaces be formally designated, signed, and striped for curbside pickup and delivery driver use, with written authorization from the property owner (The Louisiana Purchase, LLC) obtained prior to commencement of retail operations.
- Multi-tenant building. The facility serves multiple tenants. The applicant should provide written confirmation from the property owner that available parking is sufficient to serve all tenants concurrently.
- Parking Management Plan. Given the simultaneous operation of cultivation staff, retail employees, and delivery drivers, staff recommends the Commission consider requiring the applicant to submit a parking management plan identifying how spaces will be allocated among employee, delivery, and curbside pickup uses.

Cannabis Retail License Limit:

Approval of this conditional use permit for cannabis retail operations would constitute the City of Maple Plain's one (1) permitted cannabis retail license. Under applicable City ordinance and State law, no additional cannabis retail licenses may be issued within the City once this license is granted. The Commission should carefully weigh this consideration in its deliberations.

West Hennepin Public Safety Department Review:

West Hennepin Public Safety reviewed the application and site plan for the proposed cannabis retail operations at 5600 Pioneer Creek Drive. Their review identified one item requiring attention, relating to hours of operation, as noted above. With respect to all other aspects of the proposal, West Hennepin Public Safety had no additional comments or conditions at this time.

Subject Site — Site Plan Review & CUP Considerations:

The applicants are proposing to utilize the existing building in its current condition. The existing building meets all applicable building and parking setbacks. The condition of the building,

lighting and landscaping was reviewed during the previous CUP, and all requirements are applicable to this CUP.

Recommendation:

Staff is seeking the direction of the Planning Commission relating to the request for site plan review and a conditional use permit to allow cannabis retail (curbside pickup and delivery) operations at 5600 Pioneer Creek Drive. Should the Planning Commission consider recommending approval, the following conditions should be considered:

1. The proposed site plan review and conditional use permit meets all applicable conditions, criteria, and restrictions stated in the City of Maple Plain Zoning Ordinance.
2. The applicant shall address and satisfy all comments made by staff and the Planning Commission.
3. The applicant shall operate the business as described and in accordance with all applicable city, state, and federal regulations. No outdoor storage is permitted.
4. Hours of Operation: Retail curbside pickup and delivery operations shall be limited to hours established by the Planning Commission, consistent with Minnesota Statute § 342.27, Subd. 7. At a minimum, Sunday operations shall not commence before 10:00 a.m. [Commission to specify preferred hours for all days.]
5. Parking Designation: Prior to commencement of any retail operations, the applicant shall obtain written authorization from the property owner (The Louisiana Purchase, LLC) to designate 3 to 5 parking spaces for curbside pickup and delivery use only. Said spaces shall be clearly signed and striped.
6. Parking Management Plan: The applicant shall submit a parking management plan, approved by City staff, demonstrating how employee, delivery driver, and curbside pickup parking will be allocated and managed concurrently without conflict with other tenants.
7. Cannabis Retail License: Approval of this conditional use permit constitutes the City of Maple Plain's one (1) permitted cannabis retail license. No additional cannabis retail licenses shall be issued within the City.
8. The applicant shall obtain all required State of Minnesota and City of Maple Plain cannabis licenses and registrations prior to commencing retail operations.
9. Any change in use, including but not limited to walk-in retail, outdoor storage, or expansion of the retail delivery service area, shall require an amendment to this conditional use permit.
10. The applicant shall pay for all costs associated with the City's review of the site plan and conditional use permit.
11. Upon a violation of any condition of this permit, the City shall notify the owner/applicant/permit holder, and the applicable fee shall be paid within 30 days. Fees: First violation: \$300 | Second violation: \$400 | Third violation: \$500. Subsequent

violation fees shall be determined by doubling the most recent fee. Imposition of fees shall not prohibit the City from taking other action, including permit revocation.

Attachments:

- Application
- Building Floor Plan
- City Review Letter and Applicant Response
- Zomer Farms, LLC — Retail CUP Supplemental Narrative (revised 4.24.26)

Zomer Farms, LLC CUP request for Retail Delivery & Curbside Pick-up

HOURS of Operation:

9 a.m. – 9 p.m. CST (Monday-Sunday)*

***Delivery and/or Curbside Pick-Up available during business hours ONLY.**

SUMMARY:

Zomer Farms, LLC (*hereinafter Zomer Farms*) respectfully requests the authority to conduct Retail Sales via Delivery and Curb-Side Pick-Up at their 5600 Pioneer Creek Drive facility in Maple Plain.

Medical cannabis patients often face mobility challenges, chronic pain, or immune vulnerabilities that make entering crowded dispensaries difficult and risky. Allowing both delivery and curbside pick-up helps protect public health, improves efficiency, and upholds fairness in medical care. Please note that curbside pick-up may also be preferred by medical patients to help protect their privacy and avoid the stigma attached with having medical cannabis delivered to their home. Additionally, pickup is already standard for many other prescription medications, ensuring equal, safe, and dignified access to essential treatment.

Please note that Zomer Farms has revised our original submission to operate Retail delivery services from Suite E (*instead of Suite F*).

The following information is provided to assist the City in evaluating our Application:

PARKING:

Employees. 16 parking spaces in front of property, with 4 front access doors for tenants. Zomer Farms currently occupies approximately ½ of East side of the building. Currently, front side parking is always available with only 1 other tenant parking in the 8 spots on the East half of the building. There will be anywhere from 2-4 employees working in the retail space during regular business hours.

Delivery Driver Parking: 1-4 delivery drivers operating during any work hour period would have access to park in front of the building. Initial delivery will be conducted by Justin Seurer, preapproved via

Curb-Side Parking: Zomer Farms will dedicate 2 parking spaces directly in front for Curb-Side pickup. Each reserved pick-up space will be available for reservation via website check-out in 15-minute intervals during regular business hours, limiting additional traffic to a maximum of 8 cars per hour.

Parking for other non-delivery vehicles: All other employees have access to multiple parking spaces on the East (*14 spaces*) and North (*25 spaces*) of the building, with secure entry into the warehouse through both the East and North facing doors.

RETAIL DELIVERY LAYOUT:



Suite E: Retail operations will be conducted from Suite E at 5600 Pioneer Creek Drive in Maple Plain. Entrance into Suite E is controlled by 2 security access doors with cameras recording all activity both inside and outside.

Retail Prep/Packaging Area:



Retail products deliveries will be received through the same front door to Suite E during regular business hours. Admin Suite F has a doorbell just inside the front entrance for employees to receive deliveries if someone is not available in Suite E.

Zomer Farms employees will fill all online orders from our available inventory in the secured Product Storage Room (pg 3). Delivery drivers will enter through both secured doors leading into Suite E to collect their next deliveries.

One 15' prep table will be located on the West wall with plenty of working space for employees. The handwashing station is located in between the Product Storage Room and

Order Prep Area, providing easy access for proper hygiene. Bathrooms are located through a secure door accessed near the Break Room.

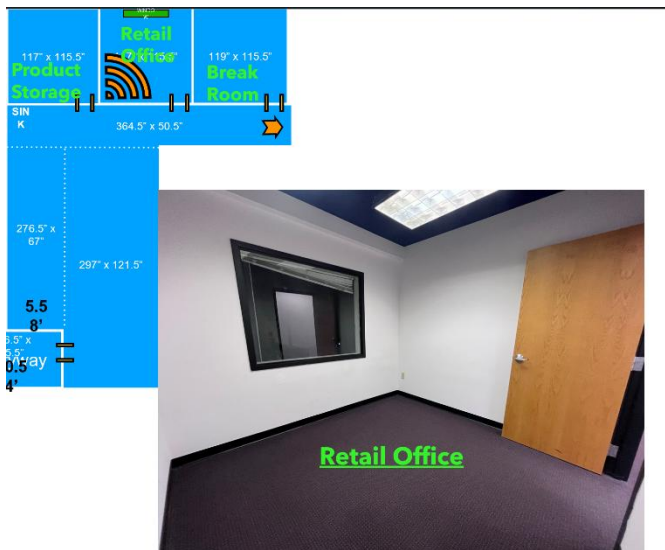
Product Storage/Vault:

Produce Storage/Vault door will be closed/locked during non-business hours, with 24/7 video surveillance inside and out. All retail products will be stored in this locked room, with 24/7 video surveillance (*per State guidelines*).



Retail Office:

The Retail Office will have key card access for Manager access/entry.

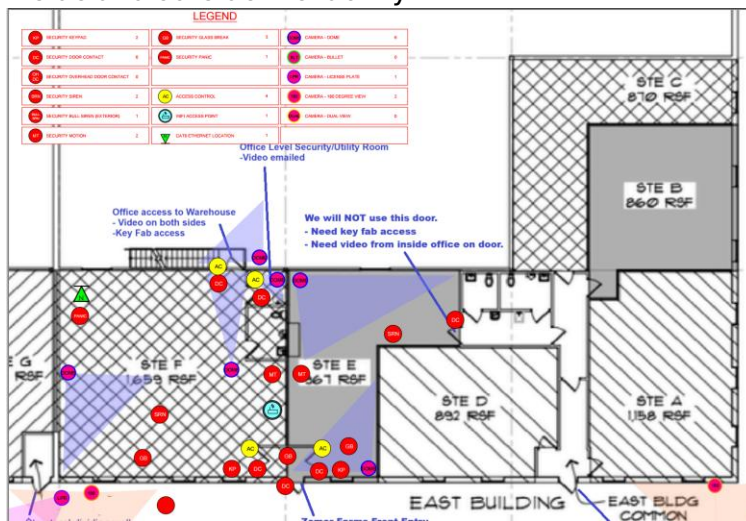


Key Card Badge Access:

Only Managers will have recorded badge access to the Product Storage Vault and Retail Office. Retail employees will have key card access into Retail/Suite E and Retail bathrooms during regular business hours only. Retail employees will NOT have access into Suite F/Admin.

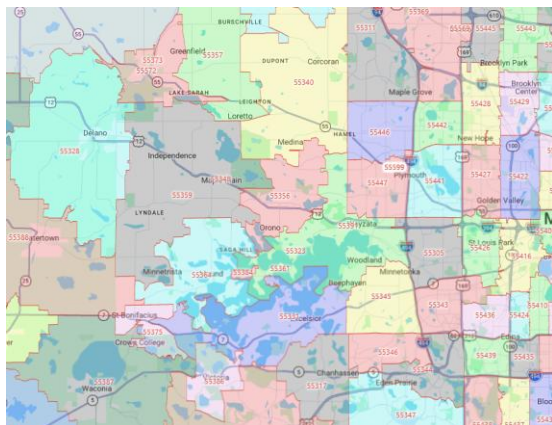
SECURITY SYSTEM:

Security system outlined below is armed and operational as of Monday, March 9, 2026. Some of the functions that will enable us to operated safely and efficiently include: license plate readers (LPR) on site to identify suspicious vehicles, panic buttons for employees to use if requested, tracking systems for delivery vehicles and high-definition cameras both inside and outside the facility.



DELIVERY AREA:

The West Suburban areas are limited in access to Medical (and Adult-Use) cannabis. Zomer Farms believes there is an opportunity to fill this need by providing delivery and curb-side pick-up services to this underserved area.



Zomer Farms delivery area will be organized via Zip Code, which provides a streamlined system for efficient delivery routes. Our online retail vendors provide a robust delivery system, seamlessly connecting with the State's Metrc reporting system and providing Zomer Farms with the ability to control traffic for pick-ups and create efficient routes for our delivery drivers.

Current plans would provide delivery services West to Delano, North to Buffalo/Corcoran, East to Plymouth and South to Victoria.

DELIVERY DRIVERS:

Zomer Farms, LLC will begin delivering via current owner/employees and hope to expand by utilizing a licensed delivery service (*currently 7 licensees active, with 36 preliminarily approved*). We anticipate no more than 2-4 delivery drivers at any one time during the business hours identified above. All deliveries will be conducted pursuant to relevant MN Statutes, Rules and Regulations, including but not limited to Minn. Stat. 342.42, MN Admin Rule 9810.1100 & 9810.2600.

CURBSIDE PICK-UP/PARKING:

Parking for both Pick-Up and/or Delivery Drivers will be on the front of the building facing Pioneer Creek Drive. There will be sufficient parking available at all times for 2-4 delivery drivers to pick up deliveries with an additional 2 spots directly in front for curbside pickup.

Please note that all curbside pickups will be BY APPT ONLY with retail customers selecting their pick-up times via 15 minute windows through the online ordering system to control traffic flow.

