



Agenda

Planning Commission Meeting

Maple Plain City Hall

November 05, 2026 6:00 PM

1. CALL TO ORDER
2. ADOPT AGENDA
3. CONSENT AGENDA
 - A. 09-03-26 Planning Commission Meeting Minutes
 - 09 03 26 Planning Commission Meeting Minutes
4. DISCUSSION
5. NEW BUSINESS
 - A. CACBG, LLC Cannabis Microbusiness Conditional Use Permit
 - Maple Plain CACBG CUP PC Staff Report 11.05.2026 1
6. OTHER BUSINESS
7. ADJOURNMENT



**MINUTES
PLANNING COMMISSION MEETING
MAPLE PLAIN CITY HALL
September 03, 2026
6:00 PM**

1. CALL TO ORDER

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

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

ABSENT: Commissioner Mike Melton and Commissioner David Chard

COUNCIL LIASON: Councilmember Nathan Pearson

STAFF PRESENT: Assistant City Administrator Kevin Larson, and City Planner Mark Kaltsas

2. ADOPT AGENDA

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

Vice-Chair Ruhland moved adopt the agenda as written. Seconded by Commissioner Buller.

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

Motion passed 4-0

3. CONSENT AGENDA

A. Minutes for Approval from 06-04-26

Commissioner Shurson asked for more descriptive meeting minutes.

Chair Betterman requested that we use quiet vs. quite.

Vice-Chair Ruhland moved approve the meeting minutes. Seconded by Commissioner Shurson.

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

Motion passed 4-0

4. DISCUSSION

5. NEW BUSINESS

A. TIF DISTRICT NO. 2-2 Review and Resolution

City Planner Kaltsas provided an overview of the proposed development associated with TIF District No. 2-2. He stated that the project is a mixed-use planned unit development that includes an 85-unit rental townhome community with amenities such as a fitness center and communal spaces.

City Planner Kaltsas noted that the proposed density is approximately 12 units per acre, which is within the applicable density requirements. The development would include rear access to the property and a secondary private roadway connecting to Pioneer Creek Road.

The development would provide 17 off-street parking spaces in addition to two garage stalls per unit, exceeding the applicable parking requirements.

City Planner Kaltsas stated that sanitary sewer and water infrastructure would be extended into the development and would be owned by the City.

Public Hearing

Commissioner Buller moved to open the public hearing. Seconded by Vice-Chair Ruhland.

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

Motion carried 4–0.

Public Hearing opened at 6:25

No one from the public spoke at the public hearing

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

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

Motion carried 4–0.

Public Hearing closed at 6:26

Commissioner Comments

Commissioner Shuron asked whether the proposed sidewalk connection to Budd Avenue would be completed by the developer or as a City project. City Planner Kaltsas stated that the sidewalk would be a joint effort between the developer and the City. Commissioner Shuron recommended considering an eight-foot-wide sidewalk rather than the proposed five-foot width. City Planner Kaltsas also noted that decorative lighting is planned as part of the development.

Commissioner Shuron commented that preserving existing trees on the property, where possible, would be beneficial. He also asked whether a future development at

1741 Budd Avenue could connect to the proposed development. City Planner Kaltsas stated that such a connection would not make sense based on the site configuration.

Vice-Chair Ruhland commented that the development presented a clean architectural package and was consistent with the City's 2040 Comprehensive Plan.

Chair Betterman discussed lighting within the development and noted that lighting associated with the garages may provide sufficient illumination within the area.

Commissioner Buller expressed support for the overall design and the proposed sidewalks.

The Commission concluded its comments on the proposed development.

Chair Betterman read aloud the Planning Commission's recommendations for the proposed Rezoning, Planned Unit Development, Site Plan, and Preliminary and Final Plat. The Commission included an additional recommendation to widen the proposed sidewalk to eight feet along Highway 12 and the northwest access.

Commissioner Shuron made a motion to recommend approval of the proposed Rezoning, Planned Unit Development, Site Plan, and Preliminary and Final Plat to the City Council, subject to the Planning Commission's additional recommendations. Vice-Chair Ruhland seconded the motion.

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

Motion carried 4-0.

6. OTHER BUSINESS

7. ADJOURNMENT

Commissioner Buller motioned to adjourn the meeting. Vice-Chair Ruhland seconded the motion.

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

Motion passed 4-0. The meeting concluded at 6:55 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

Community Development | Planning Department

PLANNING COMMISSION STAFF REPORT

CACBG, LLC Cannabis Microbusiness

Conditional Use Permit • Cannabis Cultivation & Manufacturing • No Retail

To:	Planning Commission
From:	Mark Kaltsas, PLA, City Planner
Meeting Date:	Thursday, November 5, 2026
Applicant:	Craig Carty – CACBG, LLC
Owner:	Kieler Construction and Holding Company, LLC
Location:	5901 U.S. Highway 12, Maple Plain, MN 55359
PID No.:	23-118-24-43-0019
Application Type:	Conditional Use Permit

REQUEST

Craig Carty – CACBG, LLC (Applicant) and Kieler Construction and Holding Company, LLC (Owner) request that the City consider the following action for the property located at 5901 U.S. Highway 12, Maple Plain, MN (PID 23-118-24-43-0019):

- a. A conditional use permit to allow a cannabis cultivation and manufacturing business (cannabis microbusiness, no retail) within approximately 15,000 square feet of the existing building in the I-Industrial zoning district.

PROPERTY / SITE INFORMATION

Property Location:	5901 U.S. Highway 12, Maple Plain, MN 55359
PID No.:	23-118-24-43-0019
Site Area:	6.57 acres (286,348 square feet)
Current Zoning:	I-Industrial
Comprehensive Plan:	I-Industrial
Existing Building:	Approximately 60,000 square foot industrial/warehouse building
Proposed Lease Area:	Approximately 15,000 square feet (250 feet x 60 feet)
Proposed Use:	Indoor cannabis cultivation and solventless manufacturing under a State of Minnesota cannabis microbusiness license; wholesale only, no retail

Adjacent Uses:

Highway 12 to the north; railroad corridor to the south; open land and wetland to the west; industrial uses with outdoor storage to the east

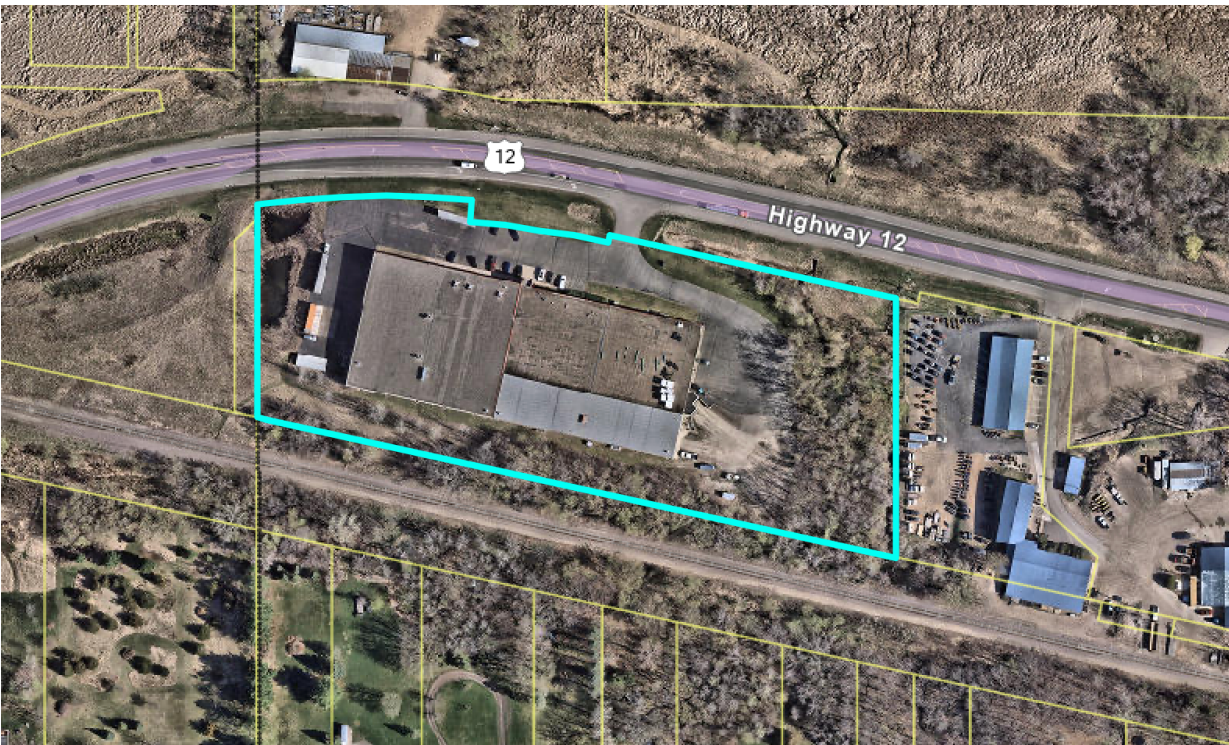


Figure 1 – Site Location Aerial (subject property outlined in cyan)

DISCUSSION

The subject property contains one existing industrial/warehouse building of approximately 60,000 square feet with access directly from Highway 12. The Applicant is proposing to lease approximately 15,000 square feet of the building (250 feet by 60 feet) for the cultivation and manufacturing of cannabis. The Applicant has been conditionally granted a cannabis microbusiness license by the Minnesota Office of Cannabis Management (OCM). No retail activity is proposed at this location.

All cannabis businesses in the City require a conditional use permit. The City previously reviewed and processed a similar request for a cannabis cultivation and manufacturing business at 5600 Pioneer Creek Drive (Zomer Farms, LLC; Planning Commission meeting of September 4, 2025). In anticipation of the City's review, the Applicant has provided written responses to the same list of questions the City prepared for that application (see attached). The information below summarizes the proposed use based on the Applicant's narrative, responses and floor plan.

Proposed Operations

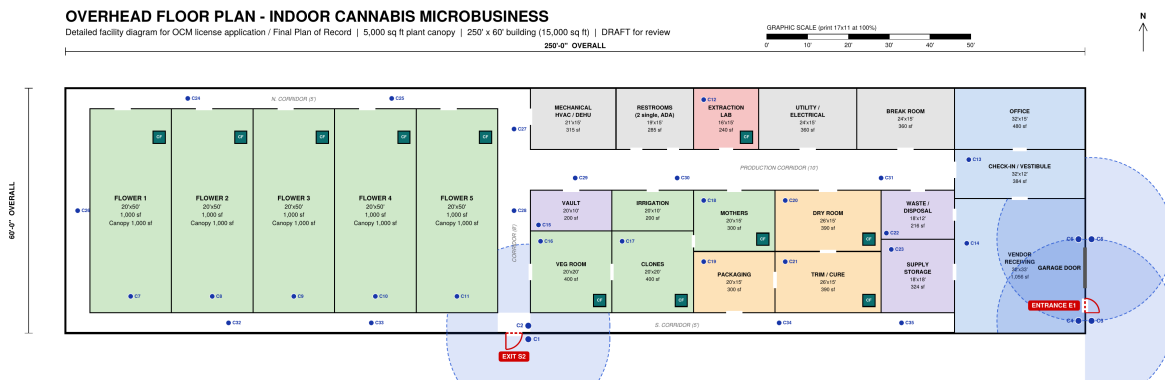
- **Cultivation:** CACBG intends to cultivate up to 5,000 square feet of cannabis as measured by plant canopy, within five flower rooms of 1,000 square feet each. Cultivation will be flat, single level canopy only (no vertical or stacked tiers).
- **Manufacturing:** The Applicant states that manufacturing will be 100% solvent free, using a washing method of water, ice and agitation to produce "bubble hash," which may be further processed by pressing with heat plates to produce "live rosin." The Applicant has stated that no chemical extraction procedures will be used.

- **Sales:** Cannabis flower and manufactured products (bubble hash, kief, live rosin, cartridges, etc.) will be sold wholesale to licensed Minnesota retailers. The Applicant has indicated a future retail location may be established elsewhere in the Twin Cities metro area; no retail is proposed in Maple Plain.
- **Employees:** 3 to 6 full time and/or part time employees in total, with a maximum of 3 to 4 employees on site at any given time.
- **Deliveries:** Once operational, 3 to 5 deliveries per week are anticipated, limited to smaller delivery vehicles (sprinter type vans). All deliveries beyond general U.S. Mail will occur inside the building through the garage door at the loading dock on the east side of the lease space. No semi truck deliveries are anticipated.
- **Storage and Refuse:** No outdoor storage is proposed. Standard trash and recycling will follow current City requirements. Cannabis waste will be securely contained inside the building (Waste/Disposal room) pending offsite disposal in accordance with OCM rules.
- **Building Changes:** The Applicant states that no structural changes are needed. The lease space has an existing restroom, a dedicated waste line and commercial lab sinks. All cultivation and processing rooms will be modular structures that are not secured to the building or floor.
- **Odor Control:** The floor plan indicates carbon filtration units in every odor generating room, exhausted through a ducted system, with HVAC and dehumidification equipment serviced from an interior mechanical room.
- **Signage:** Signage will be limited to the side entry door used for deliveries and will display only the legal business name, "CACBG, LLC." No other signage is proposed.
- **Schedule:** The Applicant anticipates final City and State approvals by late November 2026, interior buildout and security installation in January and February 2027, and the start of operations on or about March 1, 2027. The Applicant has stated that no cannabis will be on site during the 2026 buildout phase.

Floor Plan and Space Allocation

The Applicant has provided an overhead floor plan (Sheet A-1, Rev. G, dated September 15, 2026) identifying the general use of the interior lease space. The space allocation is summarized below:

Use Category	Rooms	Area (SF)	Share of Lease Area
Cultivation	Flower 1–5, Veg Room, Clones, Mothers, Irrigation	6,300	42%
Processing	Dry Room, Trim/Cure, Packaging	1,080	7%
Manufacturing	Extraction Lab	240	2%
Storage / Security	Vault, Waste/Disposal, Supply Storage	740	5%
Building Support	Mechanical, Restrooms, Utility/Electrical, Break Room	1,320	9%
Entry / Admin	Office, Check In/Vestibule, Vendor Receiving	1,920	13%
Circulation	Corridors and walls	3,400	23%
Total		15,000	100%



Note 5 on the plan states “Extraction method not yet specified; hazardous methods require fire/building code review.” This is inconsistent with the Applicant’s narrative, which states that all manufacturing will be solventless. Staff recommends that the conditional use permit expressly limit manufacturing to solventless methods (water, ice, agitation and heat pressing) and that any solvent, hydrocarbon, ethanol or CO2 based extraction require an amendment to the conditional use permit and review by the Fire Department and Building Official.

Security

The Applicant has described the following security measures, which are largely driven by OCM licensing requirements:

- Commercial grade locks with electronic access control on all exterior doors; access recorded and limited by employee role.
- Interior and exterior video surveillance recording 24 hours per day, with cameras at each entry/exit covering a radius of at least 20 feet and recordings retained a minimum of 90 days.
- Additional exterior lighting sufficient to record activity within 20 feet of all entrances and exits, which the Applicant states will be installed so as not to disturb surrounding businesses.
- Movable concrete barriers at the employee entrance to prevent vehicles from driving into the door or garage door.
- A future perimeter fence with electronic gates if the Applicant eventually purchases or leases the entire building, and potential license plate readers.

Staff notes that the proposed exterior lighting, concrete barriers, any perimeter fencing and gates, and any exterior power generator (the Applicant’s delivery list references a power generator) are exterior site changes. New exterior light fixtures must meet the City’s full cutoff lighting standards. The location of the concrete barriers should not obstruct drive aisles, parking, or fire access. Any perimeter fencing, gates or exterior generator will require separate City review and approval prior to installation.

COMPREHENSIVE PLAN CONFORMANCE

The subject property is guided I-Industrial by the City’s 2040 Comprehensive Plan and is zoned I-Industrial. The proposed indoor cultivation, processing and wholesale manufacturing operation is an industrial use consistent with the historical manufacturing and warehouse use of the building and the industrial character of the Highway 12 corridor in this area. Staff finds the proposed use to be consistent with the I-Industrial Comprehensive Plan designation.

ZONING AND LAND USE ANALYSIS

a. Conditional Use – Cannabis Business in the I-Industrial District

Cannabis businesses, except lower potency hemp edible retailers, are a conditional use in the I-Industrial zoning district, subject to the following standards:

Sec. 10-544. "I" General Industrial District

(d) Conditional uses. The following uses shall require a conditional use permit based on the procedures set forth in section 10-482:

(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.

The Applicant has been conditionally granted a cannabis microbusiness license and will be required to obtain and maintain all applicable State licenses (standard a). Because no retail is proposed, the registration and retail limit standards (b and d) do not apply to this request; any future retail endorsement or onsite retail sales would require an amendment to the conditional use permit and City registration. Staff will confirm compliance with the cannabis business buffer (standard c) prior to City Council consideration.

b. Setbacks and Building

The Applicant is proposing to use the existing building in its current condition, with no building expansion or structural changes. The applicable I-Industrial setbacks are a front yard setback of 35 feet, side yard setbacks of 20 feet, and a rear yard setback of 20 feet, with parking required to meet the applicable yard setbacks. The request does not change the existing building footprint or site layout.

c. Parking and Loading

The City's off street parking requirements for manufacturing and processing uses, and the provisions allowing the City to reduce the number of required spaces, state the following:

Off Street Parking Requirements

Manufacturing, fabricating, or processing of a product or material; warehouse, storage, handling of bulk goods, post offices. One parking space for each two employees based on the maximum planned employment on each shift or one space for each 400 square feet of floor area, whichever is greater.

Reduction of Required Parking

(a) The City may reduce the number of required off-street parking spaces when the use can demonstrate, in documented form, a demand which is less than required by this part.

(b) In such situations, the City may require land to be reserved for future parking development should the use or needs change.

(c) In determining the reduction, considerations shall be given to the following: (1) Off-site joint use of parking; (2) Entertainment uses; and (3) Evening and/or weekend use.

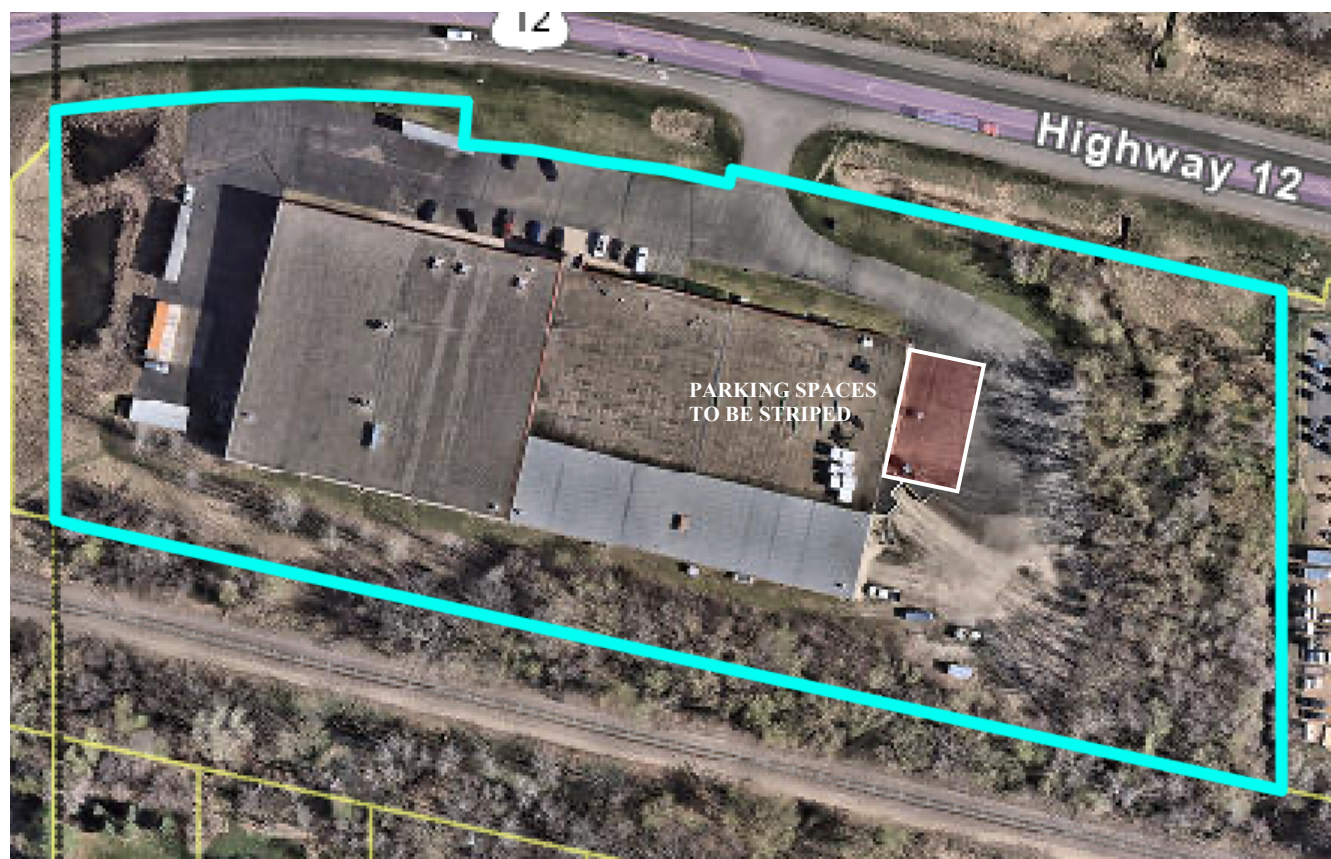
The ordinance establishes two methods of calculating required parking and requires the greater of the two to be applied. Based on the 15,000 square foot lease area and the Applicant's maximum planned employment of 4 employees on a shift, the calculations are as follows:

Method	Basis	Calculation	Spaces
Floor Area	15,000 square foot lease area	1 space per 400 SF	38
Employees	Maximum of 4 employees per shift	1 space per 2 employees	2
Required (greater of the two)			38

Under the ordinance, 38 parking spaces would be required for the proposed use. The Applicant has documented, through its written responses, that the business will employ 3 to 6 full time and/or part time employees in total, with a maximum of 3 to 4 employees on site at any given time, and that deliveries will be limited to 3 to 5 small vehicle deliveries per week. There will be no customers or retail visitors to the site. Staff believes this is a reasonable estimate of employment for a cultivation and manufacturing operation with a 5,000 square foot plant canopy, and that the Applicant has demonstrated a parking demand that is substantially less than the 38 spaces required by the ordinance.

Staff recommends that the City allow a reduction in the number of required parking spaces based on the Applicant's documented number of employees, subject to the Applicant striping a minimum of 10 parking spaces on the east side of the building near the Applicant's entrance. Staff notes that the existing paved area on the site has the potential to accommodate approximately 150 to 175 parking spaces. This existing pavement serves as the reserve area contemplated by the ordinance should the use or parking needs change. Staff further recommends a condition that, if parking becomes an issue as determined by the City, the Applicant shall stripe additional parking spaces. Because the Applicant is a tenant, striping of parking spaces will require the permission of the building Owner.

Loading for the proposed use will occur inside the building through the existing garage door at the loading dock on the east side of the lease space.



d. Signage

The Applicant proposes only a door sign identifying the business by its legal name. A sign permit will be required for any signage. Because the building may be occupied by multiple tenants, the City may request a sign plan for the building from the Owner in conjunction with any future signage.

CONDITIONAL USE PERMIT CRITERIA

The City Code establishes the following criteria for consideration of a conditional use permit. The Planning Commission shall not recommend approval unless all of the criteria are met. The City's findings for each criterion are provided below.

#	Conditional Use Permit Criterion	City's Findings
1	Not injurious to the use and enjoyment of other property in the immediate vicinity.	All cultivation, processing, storage and deliveries will occur inside the existing building. The property is bordered by Highway 12, a railroad corridor, open land, and industrial uses. Odor will be managed with carbon filtration in all odor generating rooms. This criterion can be met with the recommended conditions.
2	Will not impede the normal and orderly development and improvement of surrounding vacant property for predominant uses in the area.	The proposed use occupies a portion of an existing industrial building and does not alter the site or limit the development of surrounding property for industrial uses.
3	Adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided.	The property is served by existing utilities and has existing access to Highway 12. No site grading or drainage changes are proposed.
4	Adequate measures have been or will be taken to provide sufficient off street parking and loading space.	The Applicant has documented a parking demand well below the ordinance requirement. Staff recommends a parking reduction, with a minimum of 10 striped spaces near the Applicant's entrance and additional striping if parking becomes an issue. The existing pavement can accommodate approximately 150 to 175 spaces. Loading occurs inside the building. This criterion can be met with the recommended conditions.
5	Adequate measures to prevent or control offensive odor, fumes, dust, noise, and vibration so none will constitute a nuisance, and to control lighted signs and other lights so no disturbance to neighboring properties will result.	Carbon filtration and a ducted exhaust system are proposed. Only door signage is proposed. New exterior lighting must meet City full cutoff standards. This criterion can be met with the recommended conditions.
6	Proper facilities are provided which would eliminate any traffic congestion or traffic hazard which may result from the proposed use.	Traffic from 3 to 4 employees on site and 3 to 5 small vehicle deliveries per week is minimal and less than typical industrial use of the building.
7	The proposed use is in compliance with the Zoning Ordinance and Comprehensive Plan of the City.	The property is zoned and guided I-Industrial, and a cannabis business is a listed conditional use in the district. This criterion is met, subject to

#	Conditional Use Permit Criterion	City's Findings
		State licensing and confirmation of the cannabis business buffer.
Items to Resolve Prior to City Council: (1) the location of the proposed concrete barriers; (2) and specifications for any new exterior lighting; and (3) the Applicant's proposed hours of operation.		

PLANNING COMMISSION RECOMMENDATION

Staff recommends that the Planning Commission open the public hearing, take testimony, and review the requested conditional use permit. The proposed use is consistent with the I-Industrial zoning and Comprehensive Plan designation and is similar in nature to the cannabis cultivation and manufacturing use previously considered by the City at 5600 Pioneer Creek Drive. Should the Planning Commission recommend approval of the conditional use permit to the City Council, staff recommends the following findings and conditions:

- a. The proposed conditional use permit meets all applicable conditions, criteria and restrictions stated in the City of Maple Plain Zoning Ordinance and is consistent with the I-Industrial designation of the City's Comprehensive Plan.
- b. Prior to City Council consideration, the Applicant shall address and satisfy all comments made by staff and the Planning Commission, including the items to resolve identified in this report.
- c. The Applicant shall obtain and maintain all required licenses from the Minnesota Office of Cannabis Management and shall provide the City with a copy of the final State license prior to commencing operations. The Applicant shall operate the business as described in the application materials and in accordance with all applicable City, State and federal regulations.
- d. The conditional use permit allows the cultivation and manufacturing of cannabis within the approximately 15,000 square foot lease area identified on the approved floor plan. Plant canopy shall not exceed 5,000 square feet or the canopy limit of the State license, whichever is less. Any change expansion of the lease area or material changes to the approved floor plan shall require an amendment to this conditional use permit.
- e. Manufacturing shall be limited to solventless methods (water, ice, agitation and heat pressing). Any solvent, hydrocarbon, ethanol, CO2 or other chemical extraction shall require an amendment to this conditional use permit and review by the Fire Department and Building Official.
- f. No retail sales are permitted on the property. Any retail endorsement or onsite retail activity shall require an amendment to this conditional use permit and registration with the City if a retail endorsement is available in the city.
- g. No outdoor storage is permitted. All deliveries, loading, processing, cultivation and cannabis waste storage shall occur inside the building.
- h. The City allows a reduction in the number of required off street parking spaces based on the Applicant's documented maximum employment of 3 to 4 employees on site at any given time. The Applicant shall stripe a minimum of 10 parking spaces on the east side of the building near the Applicant's entrance prior to commencing operations.

- i. If parking becomes an issue as determined by the City, the Applicant shall stripe additional parking spaces on the existing paved area of the site as directed by the City. Striping of parking spaces requires the permission of the building Owner, and the Owner's signature on the application shall constitute consent to this condition.
- j. The Applicant shall maintain odor control equipment in good working order so that odor from the operation does not constitute a nuisance to neighboring properties.
- k. Any new and all existing exterior lighting shall meet the City's full cutoff lighting standards. Any perimeter fencing, gates, exterior generator or other exterior site change shall require separate City review and approval.
- l. The Applicant shall obtain all required building permits for the interior buildout and shall address and satisfy all Fire Department and Building Official comments relating to the building and site.
- m. Signage shall be limited as described in the application and shall require a sign permit.
- n. The Applicant shall pay all costs associated with the City's review of the conditional use permit.
- o. Upon a violation of any of the above conditions, the City shall notify the permit holder of the violation and the permit holder shall pay a fee to the City, in an amount specified below, within 30 days of the mailing of the notice. Any unpaid fees related to a violation of this permit shall be certified to the City's tax roll in the November following the imposition of the fees. Imposition of this fee based on a violation of this permit shall not prohibit the City from taking any other action on the permit, based on the same violation, including, but not limited to, revocation of the permit. Fees for violations of this permit shall be imposed as follows:
 - First violation: \$300
 - Second violation: \$400
 - Third violation: \$500
 - Fee amounts for any violations which occur subsequent to the third violation shall be determined by doubling the imposed fee of the most recent violation.

ATTACHMENTS

- Land Use Application & Project Narrative, CACBG, LLC, dated September 30, 2026
- Applicant Responses to City Review Questions, CACBG, LLC
- Overhead Floor Plan, Indoor Cannabis Microbusiness, Sheet A-1, Rev. G (draft), dated September 15, 2026



City of Maple Plain
 5050 Independence St
 P.O. Box 97
 Maple Plain, MN 55359
 Office: (763) 479-0515
 Fax: (763) 479-0519

ZONING & LAND USE APPLICATION

APPLICANT INFORMATION

Applicant Name	Craig Carty	Company, if applicable	CACBG, LLC
Address	1218 Candlewood Ct	Phone Number	630-352-6459
City, State, Zip	Aurora, IL, 60502	Email	CACbusinessgroup@gmail.com
Are you the owner of the property? ☐ Yes. ☒ No. (If not, property owner information is required.)			

Owner Name	Kieler Construction and Holding Company, LLC	Company, if applicable	
Address	5901 US Highway 12	Phone Number	
City, State, Zip	Maple Plain, MN, 55359	Email	

Applicant Signature	Craig Carty	Owner Signature	John Walter
Date	9/30/2026	Date	9/30/2026

PROJECT INFORMATION

Site Address or Property Identification Number	
Type of Request (Check all that apply.)	

	Fee	Escrow		Fee	Escrow
☐ Appeal Administration Decision	\$250	\$250			
☐ Concept Plan Review	\$500				
Residential Application	Fee	Escrow	Commercial Application	Fee	Escrow
☐ Conditional Use Permit	\$750	\$1500	☒ Conditional Use Permit	\$1500	\$3000
☐ Interim Use Permit	\$750	\$1500	☐ Interim Use Permit	\$1500	\$3000
☐ Site Plan	\$750	\$1500	☐ Site Plan	\$1500	\$3000
☐ Minor Subdivision	\$750	\$1500	☐ Minor Subdivision	\$1500	\$3000
☐ Variance	\$750	\$1500	☐ Variance	\$1500	\$3000
☐ Rezoning	\$750	\$1500	☐ Rezoning	\$1500	\$3000
☐ Text Amendment	\$750	\$1500	☐ Text Amendment	\$1500	\$3000
☐ Vacation of Property	\$750	\$1500	☐ Vacation of Property	\$1500	\$3000
☐ Home Occupation	\$400	\$1000	☐ Sign Package	\$ 500	\$3000

Residential/Commercial Industrial/Office Planning and Zoning Application	Fee	Escrow	Grading and Excavation Park Fees and Signs	Fee	Escrow
☐ Preliminary Plat	\$1000	\$3000	☐ <100 Cubic Yards	N/C	
☐ Subdivision Application	\$1000	\$3000	☐ >100 Cubic Yards	\$500	
☐ Rezoning	\$1000	\$3000	☐ >1000 Cubic Yards	\$1000	*See below
☐ Comprehensive Plan Amendment	\$1000	\$3000	☐ Right of Way Permit	\$250	\$1000
☐ Planned Unit Development	\$1500	\$3000	☐ Park Dedication Fee- Residential	10% of land value of development**	
☐ Final Plat	\$ 750	\$3000	☐ Park Dedication Fee- Other	10% of land value of development	
			☐ Signage Permanent	\$250	
			☐ Temporary Sign	\$25	

*Escrow or surety bond in amount of 150% of land alteration costs

** Minimum of 3,750 per unit and maximum of \$8,000 per unit

Brief Project Narrative / Overview *(Use additional paper if necessary. Please be thorough.)*

CACBG, LLC respectfully requests a Conditional Use Permit for the Cultivation & Manufacturing of Cannabis at 5901 US Highway 12 in Maple Plain, MN, 55359. We are NOT requesting permission to operate any retail activities at this location. CACBG, LLC has been conditionally granted a Microbusiness license from the State of Minnesota's Office of Cannabis Management. If our Conditional Use is permitted by the City of Maple Plain, CACBG will cultivate and manufacture up to 5,000 sq ft of Recreational Cannabis on this property pursuant to the Rule, Regulations & Procedures set by the State of Minnesota & City of Maple Plain.

Please let us know any additional information needed for consideration of this Conditional Use Permit and we will provide the answers as soon as possible.

Thank you for your consideration.

Regards,
Craig Carty
CACBG, LLC
630.352.6459 cell

NOTICE TO APPLICANT

The Maple Plain City Code guides and enables development activities within the City by ensuring proper and well-coordinated projects. The land use application is the mechanism that allows the City to examine proposed land uses to ensure compatibility with the City Codes, design and development standards, and the surrounding land uses and natural environments. The review is intended to ensure positive growth for the community.

All applications are reviewed individually and are evaluated based on their own merit. Each land use request has an associated checklist of required items. Applicants are encouraged to participate in the City's pre-application workshop prior to submitting a formal land use application. The workshop is an opportunity to informally discuss the conceptual idea of the proposed project in an effort to reduce delays. Participation in the pre-application process does not provide approval, or guarantee of approval, of the project. The City shall not accept plans, drawings or other information related to the project except upon submittal of a formal application. The City reserves the right to reject an incomplete application.

APPLICATION FEE STATEMENT

All expenses pertaining to project reviews are the responsibility of the applicant. Planning review deposits and other applicable fees must be paid when submitting land use applications and accompanying materials. All fees, which are set annually by City ordinance, help cover costs incurred by the City to review the application. The City of Maple Plain often uses consulting firms to assist in the review of projects. City staff and consultant review costs are billed hourly; all other costs are billed at cost. Applicants shall be billed directly for incurred expenses upon receipt by the City. The City reserves the right to request an applicant to submit a development escrow in advance of the formal project review.

Please refer to the City's Fee Schedule for information on planning review fees and deposits, and other applicable costs.

By signing this form, the applicant recognizes his/her responsibility for any and all fees associated with the land use application from project review through to construction and release of financial guarantees for an approved project. All fees associated with a project that is denied or withdrawn remain the sole responsibility of the applicant and shall be paid upon receipt of invoice.

I hereby understand the fee statement and responsibilities associated with this land use application:

Applicant Signature	Craig Carty	Owner Signature	John Walter
Date	9/30/2026	Date	9/30/2026

REVIEW REQUIREMENTS

Minnesota State Statute 15.99 requires local governments to review an application within 15 business days of its submission to determine if an application is complete and/or if additional information is required to complete the review. Once complete, a formal 60-day review period begins. The City has the ability to extend the review period an additional 60 days, if necessary, due to insufficient information or scheduling difficulties.

Please review the corresponding checklist that goes with the request as all materials are required unless waived by the City. All applications must be received by the deadline(s) attached hereto. Failure to submit by the date shown may result in a delay of the review by the Planning Commission and City Council.

DEADLINES

Planning Commissioning meetings are held on the first Thursday of the month at 6:00 P.M.
All applications are due 30 days prior to meeting.

OFFICE USE ONLY

Application Type	Review Deadline
	☐ 15 Business Days: _____ ☐ 60 Day Review: _____ ☐ 120 Day Review: _____
Fees Collected	Received by
☐ Application Fee Collected: \$ _____ ☐ Escrow: \$ _____ ☐ Total Receipt: \$ _____	☐ Name: _____ ☐ Signature: _____ ☐ Date: _____
Receipt	Application Complete
☐ Receipt Number(s) _____	Are there any missing materials? ☐ Yes. ☐ No. If yes, was the application accepted? ☐ Yes. ☐ No.

We are proactively answering all the questions that were requested on a previous cannabis cultivation applicant for Maple Plain. These answers are for CACBG, LLC.

General Comments

Please provide the following information relating to the use of the building and site:

- **Provide additional information describing the proposed use, processing, materials used, etc.**
 - 1) CACBG, LLC will be leasing 15,000 sq ft of a 60,000 sq ft building located at 5901 US Highway-12, Maple Plain, Minnesota, 55359. It is in the I-1 zone for the cultivation and manufacturing of Cannabis under Microbusiness license awarded by the State of Minnesota (No retail will be requested at this location). CACBG intends to cultivate 5,000 sq ft of cannabis as measured by canopy utilizing the cleanest possible techniques for efficient growth. Manufacturing of plant material will be 100% solvent free utilizing a washing method consisting of water, ice, and agitation. This process produces a product commonly referred to as 'bubble hash,' which can then be processed further by pressing with heat plates to produce 'Live Rosin.
 - 2) CACBG, LLC will sell Cannabis Flower and manufactured cannabis products (i.e., bubble hash, kief, live rosin, cartridges, etc.) via wholesale to Minnesota Retailers. We will eventually open a retail location somewhere within the Twin Cities Metro, which will be mainly supplied by our facility in Maple Plain.
- **Floor plan of proposed interior space with types of uses identified (i.e., total square footage of the lease area, breakdown of manufacturing, warehouse and office spaces).**
 - 1) Please see attached Floor Plan
- **Describe or provide additional information that would describe any proposed interior building changes that are unique to your proposed use.**
 - 1) There are NO changes that need to be made structurally. We already have a bathroom in our unit and they already have a dedicated waste line installed as well as our commercial grade lab sinks ready. All modular structures will be built out and NOT secured to the building or floors.
- **Describe and illustrate any proposed changes to the exterior parking, building (i.e. doors, loading areas, etc).**

1) Locks

A) Commercial Grade secured locks will be installed on all exterior doors with electronic secured access for entry.

- All access is recorded and preserved
- Employee access will be limited to areas they work.
- Limited personnel will have access to sensitive areas such as: Security Rooms, Storage Vaults, etc

B) Video Surveillance.

- All video surveillance (outside & inside) will be actively recording 24 hours per day, seven days ago; with the capability to record at least 8 hours after loss of power.
- Cameras affixed to the exterior and interior of every Entry/Exit will record activity occurring within a radius of at least 20 feet.
- Video cameras will monitor all areas where cannabis is cultivated, manufactured, stored, packaged, labeled, prepared for transfer and where cannabis waste is destroyed or made unusable.
- Video files will be time/date stamped and stored in a secure room for a minimum of 90 days. Minimum resolution of 720p at no less than 15 frames per second.

C) Motion Sensors/Exterior Lighting.

- The State of Minnesota requires exterior lighting sufficient to record any activity within a radius of at least 20 feet around all entrances and exits.
- We plan to install additional lighting sufficient to protect our employees and provide added deterrence to criminal behavior.
- Any additional exterior lighting will be installed in a manner so as not to disturb the surrounding businesses.

D) Concrete barriers.

- CACBG will place movable concrete barriers at the Employee Entrance to prevent vehicles from driving into the door/garage door.
- If we eventually purchase or lease the entire building we will install a fence around the perimeter with electronic gates at our entrance.

E) License plate ID readers

- We are looking into this capability

○ **Total number of employees that will be employed by the business.**

1) 3-6 FT and/or PT employees

- **Maximum number of employees on site at any given time.**
 - 1) 3-4 FT and/or PT employees
- **Provide any information relating to number and type of deliveries to the site per day, per week, etc.**
 - 1) ALL deliveries beyond general US Mail will be conducted inside the garage door at the loading dock, which will be securely locked with limited access and monitored via multiple security cameras.
 - 2) Pre-Operations Deliveries (ALL at side garage side door)
 - Please note that there will be NO cannabis onsite in 2026 during the build out phase.
 - Cannabis will not enter the facility until our anticipated 1st Quarter 2027 go-live dates.
 - Materials needed for cultivation and manufacturing including Modular units equipment; HVAC; Lighting; Irrigation; power generator; security/surveillance
 - 3) Deliveries expected once operations go live:
 - Cannabis Clones and/or Seeds will be delivered at set scheduled times to rear loading docks to begin operations. All security measures to safely receive deliveries will be observed, including but not limited to: surveillance of receiving area prior to receipt of delivery; proper recording and entry of items purchased from approved vendor into Metrc before and after delivery; and secure storage of all cannabis related materials once received into the facility.
 - Average delivery frequency to side loading dock once operations are underway will be 3-5 weekly and limited to smaller delivery vehicles (i.e. sprinter type vehicles)
 - We do not anticipate any large semi orders as we only have 5,000 sq ft canopy.
- **Indicate the location of and or any intended outdoor storage areas on the proposed site plan.**
 - 1) No outdoor storage planned at this time. If/When necessary, we will communicate any intention to add outdoor storage structures with the City prior to initiating a request.
- **Provide more information relating to trash and refuse disposal associated with your business and this site. If refuse containers will be located**

outside, please provide more information and a detail for the proposed trash enclosure.

- 1) Standard Trash & Recycling for everyday business uses will be utilized under current City guidelines.
- 2) Specialized disposal for cannabis materials, as required by Maple Plain & Minnesota OCM will be securely contained inside the building pending off-site disposal pursuant to the rules.

- **A sign plan is required to be submitted for all multi-tenant buildings. Please provide the City with a sign masterplan indicating any proposed signage.**

- 1) CACBG will keep all signage limited to the side entry door for deliveries utilizing the legal business name only; i.e. "CACBG, LLC". No other signage is planned.

- **Provide a schedule indicating timing of all proposed building and site improvements.**

- November 25th, 2026: Anticipated final approval from the City and State. Finalize materials for buildout. 30-60 days for materials to arrive at the warehouse.
- January 1st, 2027 Security contractor begins/completes exterior work and completes initial setup inside warehouse.
- January 1st, 2027 Begin assembly of modular rooms.
- February 1st, 2027 security contractor completes interior work.
- February 28th, projected completion of Build-Out
- March 1st, 2027, Begin Operations

- **The city will review any proposed changes to the building with both the fire department and building inspector. There may be additional comments or request for additional information based on your response.**

- 1) The Mission of CACBG, LLC is to cultivate and manufacture clean, chemical free cannabis. As such, we will NOT be utilizing any chemical procedures for extraction in the manufacturing process.

OVERHEAD FLOOR PLAN - INDOOR CANNABIS MICROBUSINESS

Detailed facility diagram for OCM license application / Final Plan of Record | 5,000 sq ft plant canopy | 250' x 60' building (15,000 sq ft) | DRAFT for review

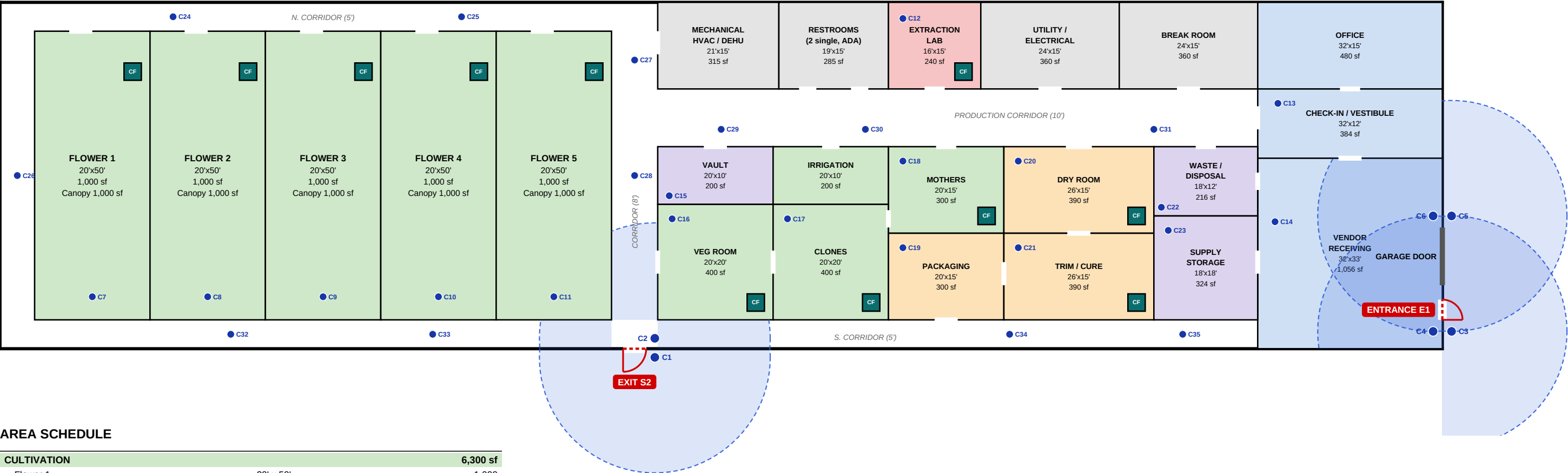
GRAPHIC SCALE (print 17x11 at 100%)



N



250'-0" OVERALL



AREA SCHEDULE

CULTIVATION		6,300 sf
Flower 1	20' x 50'	1,000
Flower 2	20' x 50'	1,000
Flower 3	20' x 50'	1,000
Flower 4	20' x 50'	1,000
Flower 5	20' x 50'	1,000
Veg Room	20' x 20'	400
Irrigation	20' x 10'	200
Clones	20' x 20'	400
Mothers	20' x 15'	300
PROCESSING		1,080 sf
Packaging	20' x 15'	300
Dry Room	26' x 15'	390
Trim / Cure	26' x 15'	390
MANUFACTURING		240 sf
Extraction Lab	16' x 15'	240
STORAGE / SECURITY		740 sf
Vault	20' x 10'	200
Waste / Disposal	18' x 12'	216
Supply Storage	18' x 18'	324
BUILDING SUPPORT		1,320 sf
Mechanical HVAC / Dehu	21' x 15'	315
Restrooms (2 Single, ADA)	19' x 15'	285
Utility / Electrical	24' x 15'	360
Break Room	24' x 15'	360
ENTRY / ADMIN		1,920 sf
Office	32' x 15'	480
Check-In / Vestibule	32' x 12'	384
Vendor Receiving	32' x 33'	1,056
Corridors, walls, circulation		3,400 sf
TOTAL BUILDING		15,000 sf

LICENSED ACTIVITY SUMMARY

Plant canopy (5 flower rooms x 1,000 sf): 5,000 sf [= limit]
Total cultivation space: 6,300 sf (flower, veg, clones, mothers, irrigation)
Manufacturing space (extraction lab): 240 sf
Processing space (dry, trim/cure, packaging): 1,080 sf
Storage / security (vault, supply, waste): 740 sf
No retail area shown on this plan.
Building: 15,000 sf = rooms 11,600 sf + circulation 3,400 sf

LEGEND

- Cultivation

Processing

Manufacturing
- Storage / Security

Building Support

Entry / Admin
- CF = carbon filtration / odor control, exhausted via ducted system

Red door swing + tag = exit S2 and entrance E1. All other exterior walls solid.

C1-C6 = entry/exit cameras (dashed shading = 20' radius). C7-C35 = room and corridor cameras.

NOTES

- Dimensions shown width x depth. Field-verify all dimensions before submittal.
- Canopy: flat, single-level cultivation only (no vertical/stacked tiers). Flower rooms total exactly 5,000 sf.
- Ventilation/filtration: CF units in every odor-generating room; supply/return/exhaust by mechanical engineer. HVAC/dehumidification equipment serviced from Mechanical Room; exhaust to exterior.
- All areas beyond Check-in are limited-access. Locks, alarms and other cameras: see security plan.
- Extraction method not yet specified; hazardous methods require fire/building-code review.
- Utilities, wastewater and waste handling to be documented in the operating plan.
- Exits: S2 (south) and east entrance E1; north and west walls are solid. Egress, corridor widths and occupancy are subject to local building and fire official approval.
- Entrance opens into Vendor Receiving; Check-in controls access to the production corridor.
- Cameras C1-C6 (exterior + interior) at S2 (C1-C2), E1 (C3-C4) and the garage door (C5-C6) record activity within a radius of at least 20' (shaded). Camera models/mounting per security plan.
- C7-C35 give full-room / corridor coverage. No cameras in Mechanical/HVAC, Restrooms, Break Room, Office, Irrigation or Utility/Electrical. Camera models, field of view and mounting per security plan.

BUSINESS / LICENSE HOLDER
CACBG, LLC
FACILITY ADDRESS
5901 US Highway 12, Maple Plain, MN
PROJECT
Cannabis Microbusiness - Indoor Cultivation 15,000 sf building 5,000 sf canopy
SHEET
A-1 OVERHEAD FLOOR PLAN
DATE / REVISION
09/15/2026 - Rev. G (draft)
PREPARED BY
[PREPARER / DESIGNER NAME]