



CITY COUNCIL WORK SESSION AGENDA

MONDAY, NOVEMBER 17, 2025

SPRING LAKE PARK CITY HALL, 1301 81ST AVE NE at 5:30 PM

- 1. CALL TO ORDER**
- 2. DISCUSSION ITEMS**
 - A. Discussion on Traffic Safety Concerns Related to Tsunami Car Wash Exit (*Nelson*)
 - B. Review and Discuss Cannabis Retail Registration Impact Study (*Buchholtz*)
- 3. REPORT**
 - A. Council/Staff Reports
- 4. ADJOURN**

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the City Clerk at 1301 81st Avenue NE, Spring Lake Park, MN 55432. Ph.763-784-6491 at least 48 hours in advance.

One or more City Councilmembers may participate in this meeting remotely using interactive technology, in compliance with the Minnesota Open Meeting Law (M.S. §13D.02).



Memorandum

To: Mayor Nelson and Members of the City Council

From: Daniel R. Buchholtz, ICMA-CM, Administrator, Clerk/Treasurer

Date: October 31, 2025

Subject: Vehicle Accidents Related to Tsunami Car Wash – 8301 University Avenue

City staff has been informed of three vehicle accidents since June 2024 involving motorists exiting the Tsunami Car Wash at 8301 University Avenue. In all three cases, police determined that driver error was a primary factor. Each crash resulted in property damage at the Hi-Stakes Café (Monte's), located directly across 83rd Avenue at 8299 University Avenue. While no serious injuries occurred, the incidents have caused repeated damage and underscore an ongoing safety concern. A graphic showing the accident locations is included with this memorandum.

The car wash uses a conveyor system that moves vehicles through at approximately 1 mph. Police reports consistently note that drivers pressed the accelerator while the vehicle was still in neutral and then shifted into drive, causing an unexpected and rapid forward movement.

Although these incidents stemmed from individual driver mistakes, the pattern of crashes, the recurring damage to Monte's property, and the potential risk to pedestrians and customers warrant continued attention. The direct alignment of the car wash exit with Monte's frontage contributes to occasional unsafe turning and acceleration movements. However, given that the accidents occurred among roughly 67,000 car washes during the same period—a very low incident rate—staff does not believe there is a practical or legal basis for significant measures such as closing access to 83rd Avenue NE.

In response, the car wash operator has agreed to install a temporary speed bump and a flashing LED stop sign at the exit to better alert drivers and reduce speeds. These steps are constructive initial improvements. Additional measures could be considered if needed, including enhanced signage, pavement markings, or periodic monitoring by the Police Department to evaluate the effectiveness of the changes over time.

Staff is seeking Council direction on next steps. Based on Council guidance, staff will continue working with the affected property owners to implement and assess safety improvements or explore other remedies should the issue persist.





Spring Lake Park Police Department Incident Report

Date Reported: 06/06/2024

Case Number: 24122913

Event:

Description of Incident: ACCIDENT-MV PD

Address: 8299 UNIVERSITY AVE NE **City:** SPRING LAKE PARK **State:** MN **Zip Code:** 55432

Start Date/Time: 06/06/2024 12:30:14

Call Time Dispatched: 12:31

Call Time Arrived: 12:38

Call Time Cleared: 13:48

Synopsis: MOTOR VEHICLE ACCIDENT

Offense(s):

Offense: ACCIDMVPD ACCIDENT - MV PD

Offense Status: PENDING

Person(s) Involved:

Last Name: ELMI

First Name: SAMIYA

Middle Name: ALI

Incident Involvement Type: DRIVER

Date of Birth: 01/01/1987

Age: 37

Sex: FEMALE

Address: 8260 TERRACE RD NE

City: SPRING LAKE PARK

State: MN

Zip Code: 55432

Cell Phone: (612) 249-3865

Organization(s) Involved:

Name: HI-STAKES CAFE AND BAR

Involvement Type: MISC ASSOCIATED NAMES

Business Phone:

Address: 8299 UNIVERSITY AVE NE

City: SPRING LAKE PARK **State:** Minnesota **Zip Code:** 55432

Vehicle:

License Plate: HSG755

State: Minnesota

Status: Destroyed/ Damaged

Color: White

Year: 2017

Make: Toyota

Model: Sienna

Narrative(s):

Title: ORIGINAL OFFICER NARRATIVE

Narrative: I responded to the above location on a property damage motor vehicle accident. Upon arrival, I observed MN/HSG755 with heavy front end damage with fluids leaking from the bottom. It appeared that MN/HSG755 hit the storage fence unit

connected to Hi-Stake Cafe and Bar due to the heavy damage to the structure. S. Elmi was driving and she advised that she was coming out of the car wash from across the street and when she saw the green light at the car wash indicating to have the vehicle in drive gear, she hit the gas while it was still in neutral. S. Elmi advised that she noticed it was in neutral so she put the vehicle in drive as she was still on the gas and that is when she crossed the street, jumped the curb and hit the structure. Allina arrived and they checked S. Elmi on scene. Citywide Towing was ordered and MN/HSG755 was towed to Citywide. Clear.

S. Elmi, MN/HSG755, All-State # 811188616
Hi-Stakes, Acord # BP48800

Author:Imig

Officer(s):

Involvement Type: REPORTING

Officer Name: Imig, Aaron R WPD00021

Date:06/06/2024 15:55:00



Spring Lake Park Police Department Incident Report

Date Reported: 08/11/2025

Case Number:25176680

Event:

Description of Incident: ACCIDENT-MV PD

Address: 83RD AVE NE/UNIVERSITY AVE EAST SERVICE RD NE **City:** SPRING LAKE PARK **State:** MN **Zip Code:** 55432

Start Date/Time: 08/11/2025 09:58:41

Call Time Dispatched: 10:00

Call Time Arrived: 10:02

Call Time Cleared: 10:43

Synopsis: Property Damage Accident, No valid DL.

Offense(s):

Offense: 999 STATE ACCIDENT COMPLETED

Offense Status: PENDING

Offense: M - 171.02.1(a) Drivers License - Driving without a valid license for vehicle class or type

Offense Status: PENDING

Offense: ACCIDMVPD ACCIDENT - MV PD

Offense Status: PENDING

Suspect(s):

Last Name: SOLOMON

First Name: HANNAH

Middle Name: SALOMI

Date of Birth: 06/19/1959

Age: 66

Sex: FEMALE

Address: 121 83RD AVE NE

APT: 203

City: FRIDLEY

State: MN

Zip Code: 55432-1882

Person(s) Involved:

Last Name: WAKEFIELD

First Name: GEORGE

Middle Name: HUNTLEY

Incident Involvement Type: DRIVER

Suffix: II

Date of Birth: 09/08/1983

Age: 41

Sex: MALE

Address: 700 11TH AVE SW

City: ISANTI

State: MN

Zip Code: 55040-7296

Cell Phone: (318) 341-3644

Last Name: SCHWEBACH

First Name: MICHAEL

Middle Name: ANDREW

Incident Involvement Type: WITNESS

Date of Birth: 03/26/1980

Age: 45

Sex: MALE

Address: 1641 18TH AVE NW

City: NEW BRIGHTONState: MNZip Code: 55112-5545

Cell Phone: (651) 605-1100

Last Name: WAKEFIELDFirst Name: HEATHERMiddle Name: MARIE

Incident Involvement Type: PASSENGER

Date of Birth: 09/19/1982Age: 42Sex: FEMALE

Address: 700 11TH AVE SW

City: ISANTIState: MNZip Code: 55040-7296

Organization(s) Involved:

Name: BIZZEE BEES CAFE

Involvement Type: MISC ASSOCIATED NAMESBusiness Phone: (763) 784-2230

Address: 8299 UNIVERSITY AVE NE

City: SPRING LAKE PARKState: MinnesotaZip Code: 55432

Name: TSUNAMI EXPRESS

Involvement Type: MISC ASSOCIATED NAMESBusiness Phone:

Address: 8301 UNIVERSITY AVE NE

City: SPRING LAKE PARKState: MinnesotaZip Code: 55432

Narrative(s):

Title: ORIGINAL OFFICER NARRATIVE

Narrative: Officers were dispatched to a possible personal injury accident at the above location. Upon arrival, Officers observed (MN: KEL057) in the ditch of University Ave NE, with a female driver sitting near the vehicle. I made contact with the female who was later identified as H. Solomon. H. Solomon declined medical attention. I spoke with the other involved driver (G. Wakefield, MN: LVG109) who informed me that while driving eastbound on 83rd Ave NE, MN: KEL057 rapidly accelerated out of Tsunami Express car wash exit, clipping the rear driver side of his vehicle. G. Wakefield and H. Wakefield (passenger) declined medical attention. Tsunami Express obtained video footage of the above incident, the footage clearly shows MN: KEL057 rapidly accelerate out of the carwash exit striking MN: LVG109 and striking the fence of a nearby business (Bizzee Bees) before coming to rest in the ditch. H. Solomon does not have a valid license and is ID card only. H. Solomon presented an international driver's license which is valid for the first 60 days of residency. H. Solomon's MN ID card was issued in 2024. Citation 020825200466 mailed to H. Solomon for the above offense. MN: KEL057 was towed due to disabling damage by Citywide towing. State Accident report completed. Photos/Videos uploaded to evidence.com.

Insurance:

MN: KEL057 PROGRESSIVE POLICY #967327491

MN: LVG109 FARM BUREAU POLICY #8262963

Author:Stauffeneker

Officer(s):

Involvement Type: REPORTINGOfficer Name: Stauffeneker, Jacob WPD00044Date:08/11/2025 10:40:00



Spring Lake Park Police Department Incident Report

Date Reported: 09/04/2025

Case Number:25196681

Event:

Description of Incident: ACCIDENT-MV PI

Address: UNIVERSITY AVE NE / 83RD AVE NE **City:** SPRING LAKE PARK **State:** MN **Zip Code:** 55432

Start Date/Time: 09/04/2025 11:09:19

Call Time Dispatched: 11:10

Call Time Arrived: 11:13

Call Time Cleared: 11:33

Synopsis: Personal Injury Accident

Offense(s):

Offense: ACCIDMVPIOBJ ACCIDENT - MV PI - MV & FIXED OBJECT

Offense Status: PENDING

Offense: FOLLUP FOLLOW UP

Offense Status: PENDING

Person(s) Involved:

Last Name: HASSAN

First Name: MARYAN

Middle Name: ABDULLAHI

Incident Involvement Type: DRIVER

Date of Birth: 01/01/1979

Age: 46

Sex: FEMALE

Address: 5875 2ND ST NE

City: FRIDLEY

State: MN

Zip Code: 55432

Work Phone: (612) 806-7226

Organization(s) Involved:

Name: HI-STAKES CAFE AND BAR

Involvement Type: MISC ASSOCIATED NAMES

Business Phone: (612) 290-5163

Address: 8299 UNIVERSITY AVE NE

City: SPRING LAKE PARK **State:** Minnesota **Zip Code:** 55432

Name: TSUNAMI EXPRESS

Involvement Type: MISC ASSOCIATED NAMES

Business Phone:

Address: 8301 UNIVERSITY AVE NE

City: SPRING LAKE PARK **State:** Minnesota **Zip Code:** 55432

Narrative(s):

Title: ORIGINAL OFFICER NARRATIVE

Narrative: Dispatched to the above location for a person injury accident of a vehicle striking a pole. On arrival, I found MN LIC GWL852 resting against the sign for the Hi-Stakes bar. I observed that the vehicle's tracks led from the car wash directly to the sign. All airbags had deployed in the vehicle and I found the driver and lone occupant, M. Hassan, who complained of injuries. I assessed until Allina arrived and took over care. Several bystanders advised that the vehicle had left the car wash and went directly into the business sign supports. There was damage to the sign and asphalt around the sign. I left a business card with the case number with an employee of Hi-Stakes. There was no evidence that M. Hassan attempted to brake before hitting the sign. M. Hassan, when asked, could only state she had just left the car wash then she hit the sign. M. Hassan was taken to Mercy Hospital/Unity Campus for her injuries. Due to her injuries and inability to find her insurance on scene, I advised that I would be sending a Demand for Insurance and explained the process and gave her a business card with the case number. I cleared this incident for another call for service before the vehicle was removed.

Author:LEMKE

Title: FOLLOW-UP INVESTIGATION

Narrative: After sending a demand for insurance information regarding the driver M. Hassan on 09/07/25, I found that they sent the information via email. State Accident Report amended to show this information.

M. Hassan Ins: Allstate #969296001

Author:LEMKE

Officer(s):

Involvement Type: REPORTING	Officer Name: Lemke, Dustin M WPD00032	Date: 09/05/2025 06:45:00
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Involvement Type: SUPPLEMENTING	Officer Name: Lemke, Dustin M WPD00032	Date: 09/07/2025 06:52:00
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Memorandum

To: Mayor Nelson and Members of the City Council

From: Daniel R. Buchholtz, ICMA-CM, Administrator, Clerk/Treasurer

Date: October 21, 2025

Subject: Cannabis Retail Study

Executive Summary

This study examines the potential community impacts of expanding Spring Lake Park’s number of cannabis retail registrations from one to up to three, as permitted under Minnesota Statutes, Chapter 342. Drawing from peer-reviewed research, state data, and the experiences of other municipalities, the analysis finds no evidence that additional dispensaries would produce measurable increases in violent or property crime, youth cannabis use, or traffic accidents. Rather, the most consistent impacts relate to moderate increases in administrative workload—particularly for compliance checks and nuisance enforcement—rather than in core public safety metrics.

Economic and neighborhood studies suggest that well-regulated dispensaries can contribute to modest local reinvestment and improved commercial vitality without negatively affecting property values. Fiscal impacts to the City, however, would remain neutral or slightly negative due to the absence of state revenue sharing and limited local fee authority. Overall, the evidence supports a cautious, incremental approach: expanding retail registrations could be managed effectively within existing staffing levels, provided that the City maintains strong compliance oversight, public education, and coordination with the Office of Cannabis Management. A “go slow and evaluate” framework best aligns with the research and preserves local flexibility as the market matures.

Background

In 2023, the Minnesota Legislature enacted *Minnesota Statutes*, Chapter 342, establishing a statewide framework for regulating adult-use cannabis. The law created the Office of Cannabis Management (OCM) to license, regulate, inspect, and enforce cannabis and hemp operations. While most regulatory authority rests with the OCM, local governments retain a limited but meaningful role through “time, place, and manner” restrictions.¹

¹ Minnesota Revisor of Statutes (2025). *Minnesota Statutes*, Chapter 342 – *Cannabis*.
<https://www.revisor.mn.gov/statutes/cite/342>

In line with this authority, the City Council adopted Ordinance No. 499 (codified as Spring Lake Park City Code (SLPC) 11.48), which regulates cannabis retail and cultivation uses within the City. The ordinance includes zoning authority over dispensaries, buffer zones between dispensaries and schools/day-care/park youth attractions, and a limit of no greater than one retail registration per 12,500 residents.²

The City has granted the one retail registration currently allowed under the ordinance to True North Greens, LLC, at 8478 Central Avenue NE. Two other parties have expressed interest in obtaining a retail registration. The Council directed staff to research potential community impacts of expanding the number of retail registrations from one to up to three. This memorandum summarizes current research and practical considerations—covering crime, traffic, public health, neighborhood/economic, fiscal, regulatory, and community-character impacts—tailored to Spring Lake Park’s context.

Crime Impacts

Current research from states with legalized adult-use cannabis (including Colorado, Washington, and Oregon) shows no sustained or measurable increase in violent or property crime associated with licensed cannabis dispensaries.³ While some localized upticks in theft and nuisance calls were observed during early rollouts, these effects diminished as markets stabilized and security measures became standardized.⁴

For smaller agencies such as ours, even modest increases in calls for service can have an outsized operational impact.⁵ A recent study comparing police workloads before and after legalization found that although felony crime did not rise, officer workload and service demands increased, driven by ordinance enforcement, nuisance complaints, and business compliance checks.⁶

Peer cities that have operated cannabis dispensaries for several years report no major increase in serious or violent crime, but acknowledge a measurable rise in workload and administrative responsibilities related to regulation and public education.⁷ A multi-state analysis of crime

² City of Spring Lake Park. Spring Lake Park City Code (SLPC) 11.48, *Cannabis Business Regulations*.

https://springlakepark.municipalcodeonline.com/book?type=ordinances#name=11.48_CANNABIS_BUSINESS_REGULATIONS

³ Lu, R., Willits, D., Stohr, M. K., Makin, D. A., Snyder, J., Lovrich, N., & Stanton, D. (2019). *The Cannabis Effect on Crime: Time-Series Analysis of Crime Rates in Colorado and Washington*. *Justice Quarterly*, 36(7), 1242–1269.

<https://doi.org/10.1080/07418825.2019.1666903>

⁴ Conklin, J., Diop, M., & Li, H. (2020). *The External Effects of Retail Marijuana Establishments on House Prices*. *Real Estate Economics*, 48(1), 135–173. <https://doi.org/10.1111/1540-6229.12220>

⁵ Vieno, M. *Staffing Challenges in Small Law Enforcement Agencies*. Florida Department of Law Enforcement, 2019. <https://www.fdle.state.fl.us/getContentAsset/da4b8ca9-01a2-4fed-9c1d-64380c93fb33/73aabf56-e6e5-4330-95a2b270a1d2b/Vieno-Michael-paper.pdf?language=en>.

⁶ Stohr et al., *Effects of Marijuana Legalization on Law Enforcement and Crime: Final Report* (U.S. Department of Justice, National Institute of Justice, 2020), NCJ 255060. <https://www.ojp.gov/pdffiles1/nij/grants/255060.pdf>

⁷ League of Minnesota Cities, *Adult-Use Cannabis: What Cities Need to Know* (2024). <https://www.lmc.org/resources/adult-use-cannabis-what-cities-need-to-know/>

outcomes following cannabis legalization found no significant relationship between the presence of licensed dispensaries and violent or property crime rates, and in some cases a slight decrease in property crime after market stabilization.⁸ However, law enforcement agencies in legalized states have reported increased calls for service and time spent on ordinance enforcement, nuisance complaints, and business compliance checks—activities not reflected in traditional crime statistics.⁹ These findings suggest that legalization and local retail operations tend to create a “manageable but measurable” workload increase rather than a rise in core criminal activity.

Traffic and Roadway Impacts

The Minnesota Office of Traffic Safety (OTS) currently tracks fatal crashes involving controlled substances but does not yet provide cannabis-specific impaired-driving data.¹⁰ Minnesota’s Office of Cannabis Management and OTS are developing enhanced tracking methods to address this gap.¹¹

Studies from multiple states suggest that cannabis legalization has not led to consistent or sustained increases in traffic crashes or fatalities. A 2017 study published in the *American Journal of Public Health* analyzed 30 years of U.S. traffic data and found no significant difference in fatal crash rates between states that legalized medical marijuana and those that did not.¹² Later, when Colorado and Washington began adult-use sales, researchers found temporary increases in crash rates during the first year, but those trends stabilized in later years and remained consistent with surrounding states.¹³ The National Highway Traffic Safety Administration (NHTSA) reached similar conclusions, reporting that evidence linking cannabis legalization to higher crash risk is inconclusive and often confounded by alcohol use and differences in enforcement or testing.¹⁴

One reason data can appear mixed is that the number of drivers testing positive for THC rose after legalization—not necessarily because of increased impaired driving, but because police began testing

⁸ Chang, T., Jacobson, M., & McIntosh, S. (2018). *High on Crime? Exploring the Effects of Marijuana Dispensary Laws on Crime in California Counties*. Institute of Labor Economics (IZA) Discussion Paper No. 11567. <https://www.iza.org/publications/dp/11567/high-on-crime-exploring-the-effects-of-marijuana-dispensary-laws-on-crime-in-california-counties>

⁹ Stohr et al., *Effects of Marijuana Legalization on Law Enforcement and Crime: Final Report*.

¹⁰ Minnesota Office of Traffic Safety, *Minnesota Motor Vehicle Crash Facts 2023* (2025). https://s3.us-east-2.amazonaws.com/assets.dps.mn.gov/s3fs-public/2023_Minnesota_Crash_Facts.pdf

¹¹ Minnesota Office of Cannabis Management. *Annual Report to the Legislature*. (Jan. 2024). https://mn.gov/ocm/assets/legreport24_tcm1202-615061.pdf

¹² Santaella-Tenorio, J., Mauro, C.M., Wall, M.M., et al. (2017). *US Traffic Fatalities, 1985–2014, and Medical Marijuana Laws*. *American Journal of Public Health*, 107(2), 336–342. <https://doi.org/10.2105/AJPH.2016.303577>

¹³ Aydelotte, J.D., Brown, L.H., Luftman, K.M., Mardock, A.L., Teixeira, P.G.R., Brown, C.V.R. (2017). *Crash Fatality Rates After Recreational Marijuana Legalization in Washington and Colorado*. *American Journal of Public Health*, 107(8), 1329–1331. <https://doi.org/10.2105/AJPH.2017.303848>

¹⁴ National Highway Traffic Safety Administration (NHTSA). (2023). *Understanding How Marijuana Affects Driving*. <https://www.nhtsa.gov/drug-impaired-driving/understanding-how-marijuana-affects-driving>

more frequently and THC can remain detectable long after impairment has passed.¹⁵ For instance, NHTSA's "Drug and Alcohol Crash Risk" study found that while cannabis metabolites are more common in post-crash samples, there is no clear correlation between THC presence and crash culpability once age, sex, and alcohol use are considered.¹⁶

Studies focused on Colorado and California traffic patterns show that legalization does not increase total vehicle miles traveled or create significant changes in commuting behavior.¹⁷ Retail dispensaries tend to attract short, intentional trips similar to those to convenience stores or pharmacies, not sustained through-traffic.¹⁸ Research from Oregon and Nevada found that most customers live within 3–5 miles of a dispensary, suggesting minimal regional travel impacts.¹⁹

Public Health Impacts

Research from other states shows that adult-use cannabis legalization tends to increase use among adults but does not consistently increase youth use. In Minnesota, the Department of Health's Cannabis Use in Minnesota: Baseline Assessment (2024) found that while more adults report using cannabis in legalized states, use remains limited to a small portion of the population.²⁰ Nationally, a JAMA Pediatrics study of adolescent surveys through 2021 found no link between cannabis retail sales and higher youth use, likely due to strong age-21 limits and compliance checks.²¹ Similarly, the Minnesota Student Survey (2022) showed that approximately 8% of 9th through 11th graders combined reported cannabis use in the past 30 days.²²

A more consistent health concern involves accidental ingestion of cannabis by children, especially from edibles that resemble familiar foods. Studies published in Pediatrics found that cannabis-related calls to poison centers among children under six increased in states with legal markets,

¹⁵ Compton, R.P., & Berning, A. (2015). *Drug and Alcohol Crash Risk: A Case-Control Study*. National Highway Traffic Safety Administration, Report No. DOT HS 812 117.

<https://www.nhtsa.gov/sites/nhtsa.gov/files/documents/812117-drugandalcoholcrashrisk.pdf>

¹⁶ NHTSA. (2023). *Understanding How Marijuana Affects Driving*.

¹⁷ Hansen, B., Miller, K., & Weber, C. (2020). *The Taxation of Recreational Marijuana: Evidence from Washington*. *Journal of Public Economics*, 185, 104076. <https://doi.org/10.1016/j.jpubeco.2020.104076>

¹⁸ Subritzky, T., Pettigrew, S., & Lenton, S. (2017). *Into the Void: Regulating Cannabis Dispensaries in the Absence of Clear Guidance*. *International Journal of Drug Policy*, 44, 26–33. <https://doi.org/10.1016/j.drugpo.2017.03.004>

¹⁹ Oregon Liquor and Cannabis Commission. (2022). *Marijuana Market Data and Retail Sales Report*. <https://www.oregon.gov/olcc/marijuana/pages/reports.aspx>

²⁰ Minnesota Department of Health. (2024). *Cannabis Use in Minnesota: Baseline Assessment (July 2024)*. <https://www.health.state.mn.us/data/mchs/pubs/cannabisuse2024baseline.pdf>

²¹ Coley, R. L., et al. (2024). *Recreational Cannabis Legalization, Retail Sales, and Adolescent Substance Use Through 2021*. *JAMA Pediatrics*, 178(6): 622–625. <https://pubmed.ncbi.nlm.nih.gov/38619849>

²² Planalp, C., Hest, R., & Stewart, A. (2024). *Cannabis use and perceptions among Minnesota high school students: Before legalization of adult-use, fewer youth reported using cannabis*. State Health Access Data Assistance Center & Cannabis Research Center. University of Minnesota School of Public Health. <https://www.sph.umn.edu/sph/wp-content/uploads/2024/08/crc-cannabis-use-and-perceptions.pdf>

though most cases resulted in mild symptoms and short hospital stays.²³⁻²⁴ Minnesota law directly addresses these risks. Minnesota Statutes § 342.62 require child-resistant, opaque packaging, ban products that appeal to children, and mandate clear labeling of THC content and serving size.²⁵ The Minnesota Office of Cannabis Management (OCM) enforces these rules, and the Minnesota Poison Control System issues annual reports tracking accidental exposure trends.²⁶

On impaired driving, national safety studies show that THC can affect coordination and reaction time, but a positive THC test alone does not always indicate impairment because THC remains detectable long after use.²⁷ Public education campaigns—like Minnesota’s “Drive High, Get a DWI” effort—remain the most effective way to prevent impaired driving.

Neighborhood and Economic Impacts

Research on the economic and neighborhood effects of cannabis dispensaries is growing, and the findings are generally consistent: in regulated markets, dispensaries have neutral to modestly positive effects on local property values and retail activity. A widely cited study in *Real Estate Economics* found that homes within one-tenth of a mile of a converted retail marijuana establishment in Denver, Colorado, increased in value by roughly 8% following legalization.²⁸ The authors attributed this increase to the redevelopment of previously vacant or underused commercial properties and to improved maintenance and security around licensed businesses. Similarly, a 2021 *Land Economics* analysis reported no evidence of declining property values near dispensaries and found that new cannabis stores often correlated with local reinvestment and reduced vacancy rates.²⁹

From a business standpoint, retail cannabis outlets can generate secondary economic activity by drawing nearby customers who also visit restaurants, gas stations, or other small retailers. A *Journal of Economic Behavior & Organization* study (2020) found that regulated cannabis markets are often associated with neutral to modest effects, especially for food and convenience businesses located within a short walk or drive.³⁰ This benefit, however, depends on careful site planning and signage that blend with existing commercial aesthetics.

²³ Wang, G. S., et al. (2023). *Pediatric Edible Cannabis Exposures and Acute Toxicity*. *Pediatrics*, 151(2): e2022057761. <https://publications.aap.org/pediatrics/article/151/2/e2022057761/190427>

²⁴ Brown, J. D., et al. (2024). *Cannabis Legalization and Resource Use for Ingestions by Young Children*. *Pediatrics*, 153(6): e2024065881. <https://publications.aap.org/pediatrics/article/153/6/e2024065881/197223>

²⁵ Minnesota Revisor of Statutes (2025). *Minnesota Statutes § 342.62 – Packaging*. <https://www.revisor.mn.gov/statutes/cite/342.62>

²⁶ Minnesota Regional Poison Center. *Annual Reports (2014–2024)*. <https://mnpoison.org/about-the-poison-center/annual-reports/>

²⁷ National Highway Traffic Safety Administration (NHTSA). *Understanding How Marijuana Affects Driving*. (2023). <https://www.nhtsa.gov/drug-impaired-driving/understanding-how-marijuana-affects-driving>

²⁸ Conklin, J., Diop, M., & Li, H. (2020). *The External Effects of Retail Marijuana Establishments on House Prices*. *Real Estate Economics*.

²⁹ Conklin, J., & Chapman, J. (2021). *Property Value Effects of Retail Marijuana Establishments*. *Land Economics*, 97(3), 523–543. <https://doi.org/10.3368/le.97.3.523>

³⁰ Chan, N., & Burkhardt, J. (2020). *The Economic Impact of Cannabis Dispensaries on Local Businesses*. *Journal of Economic Behavior & Organization*, 180, 270–289. <https://doi.org/10.1016/j.jebo.2020.09.024>

Fiscal and Revenue Considerations

Under Minn. Stat. § 342.422, local governments are required to conduct at least one annual compliance check for each cannabis and hemp business.³¹ These duties parallel alcohol and tobacco compliance checks but are additional obligations that fall primarily on the Police Department. Currently, our department allocates approximately four hours per compliance cycle for alcohol and tobacco checks; similar or greater time commitments can be expected for cannabis compliance due to new regulatory complexity.

Cities may charge a local business registration fee for cannabis retailers, but amounts are strictly limited. A city may charge up to \$500 or one-half of the state license fee for initial registration and up to \$1,000 or one-half of the state renewal fee for renewals.³² Cities may not impose any additional application or administrative fees.

Minnesota's fifteen percent (15%) cannabis tax, effective July 1, 2025, is collected entirely by the state. Cities cannot impose a local cannabis tax and receive no share of state cannabis revenue.³³ While a Local Government Cannabis Aid program was initially included in 2023 legislation, the City of Spring Lake Park did not receive any aid, and the program was repealed before ongoing funding allocations began.³⁴

As a result, the City will receive no state or tax revenue to offset enforcement or administrative costs. While workload increases appear manageable, they are not revenue-neutral given the absence of shared tax proceeds. Regulatory oversight and enforcement will be funded primarily through the City's annual general fund appropriation.

Additional Community Impact Areas

Regulatory and Administrative Capacity. Under Minn. Stat. Ch. 342, most cannabis oversight—including licensing, testing, and product enforcement—rests with the OCM. Local governments retain authority over time, place, and manner regulation. Spring Lake Park's role includes:

- Administering zoning and land-use controls for dispensary siting and design;
- Establishing buffers from schools, parks, and daycares;
- Regulating signage, hours of operation, odor control, and lighting;
- Conducting building and fire inspections for safety and compliance;
- Registering cannabis businesses and collecting limited local fees; and
- Enforcing nuisance ordinances while referring violations to the OCM for state action.

³¹ Minnesota Revisor of Statutes (2025). *Minnesota Statutes § 342.22 – Retailers: Local Registration and Enforcement*. <https://www.revisor.mn.gov/statutes/cite/342.22>

³² Minnesota Revisor of Statutes (2024). *Minnesota Statutes § 342.22 – Retailers: Local Registration and Enforcement*.

³³ Minnesota Department of Revenue (2025). *Cannabis Tax*. <https://www.revenue.state.mn.us/cannabis-tax>

³⁴ Minnesota Management and Budget (2024). *Local Government Cannabis Aid Program Summary*. Retrieved from <https://www.revenue.state.mn.us/sites/default/files/2024-08/2024-local-government-cannabis-aid-summary.pdf>

- Suspend a local registration for up to 30 days when the City determines the business is not operating in compliance with a local ordinance authorized under § 342.13 or poses an immediate threat to the health or safety of the public. Upon suspension, the City must immediately notify the OCM of the grounds.
- Impose a civil penalty of up to \$2,000 for each violation of the requirement that a business hold a valid registration and state license.³⁵

These duties are coordinated between Code Enforcement, Police, and Administration. The OCM's Local Government Guide provides templates for inspections, complaint tracking, and state referral forms.³⁶ With one to three dispensaries, workload increases should be modest and manageable within existing staffing levels.

Community Perception. Public opinion in Minnesota has become steadily more supportive of adult-use cannabis over the past several years. According to a September 2024 Minnesota Poll conducted by the Star Tribune, MPR News, and KARE 11, 61 percent of likely Minnesota voters support legalization of recreational cannabis, while 34 percent oppose it. Only 14 percent of respondents reported using marijuana or hemp-derived THC products in the past month, suggesting that public acceptance exceeds actual use.³⁷ In 2022, the same poll found 53 percent support and 36 percent opposition, indicating a measurable shift in social attitudes within two years.³⁸

Conclusion

Based on available research and the experience of other states with legalized adult-use cannabis, expanding the number of cannabis retail registrations from one to up to three within Spring Lake Park would not be expected to produce measurable, community-wide changes in crime, traffic safety, or public health outcomes. Studies consistently indicate that the most significant factors influencing community impact are operational—such as site management, security practices, and adherence to regulatory safeguards—rather than the mere number of dispensaries within a given jurisdiction.

Economic and neighborhood studies suggest that licensed dispensaries can contribute modestly to local reinvestment and commercial activity when well-integrated into existing retail corridors, though fiscal benefits to the City itself would remain limited due to state revenue controls.

³⁵ Minnesota Revisor of Statutes (2024). *Minnesota Statutes, Chapter 342 – Local Government Roles and Enforcement Authority*. Retrieved from <https://www.revisor.mn.gov/statutes/cite/342>

³⁶ Minnesota Office of Cannabis Management (2025). *A Guide for Local Governments on Adult-Use Cannabis and Lower Potency Hemp Edible Licenses*. Retrieved from https://mn.gov/ocm/assets/OCM_Local_Government_Guide_4.2_tcm1202-627967.pdf

³⁷ *Minnesota Poll* (Star Tribune, MPR News, KARE 11) (Sept 25, 2024). "Majority of Minnesotans support federal marijuana legalization." <https://www.startribune.com/minnesota-poll-a-majority-of-minnesotans-support-federal-marijuana-legalization/601151262>

³⁸ *Minnesota Poll* (Star Tribune, MPR News, KARE 11) (Oct 16, 2022). "Majority of Minnesotans support legalizing recreational marijuana." <https://www.startribune.com/minnesota-poll-2022-legalize-recreational-marijuana-cannabis-thc-edibles-democrats-republicans/600208061>

Likewise, evidence shows that legalization has not led to sustained increases in youth cannabis use, violent crime, or impaired driving when strong compliance, education, and enforcement measures are maintained.

For Spring Lake Park, these findings support a measured approach. The available data does not indicate clear harm from a limited increase in dispensaries, but it also underscores the value of careful pacing, monitoring, and collaboration with the Office of Cannabis Management. Whether the City maintains its current single registration or expands incrementally, a “go slow and evaluate” framework—grounded in continued data review and local experience—aligns with the evidence and provides flexibility to adjust policy as real-world outcomes emerge.