



CITY COUNCIL MEETING

AGENDA ITEM

Prepared By: <i>Allie Polsfuss, City Administrator</i>	Meeting Date: <i>7/6/2026</i>	Item Name: <i>Cannabis Retail Application</i>
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BACKGROUND

The City has received a Cannabis Retail Registration Application from Mary Jane Consulting, LLC for a proposed cannabis retail business to be located at 30375 Alpine Drive, Breezy Point, MN. The property is owned by Whitebirch, Inc.

The City adopted regulations governing cannabis businesses consistent with Minnesota law. Under the City's ordinance (see attachment A) applicants are required to submit a complete registration application, applicable fees, documentation from the Minnesota Office of Cannabis Management, proof of insurance, and any required land use approvals.

OVERVIEW

Staff has reviewed the application materials (attachment B) and determined that the applicant has submitted the required documentation, including:

- Completed City Cannabis Retail Registration Application.
- Registration fee.
- Documentation from the Minnesota Office of Cannabis Management.
- Certificate of Liability Insurance.
- Lease agreement for the proposed retail location.
- Approved Conditional Use Permit and payment of fee ([Planning Commission meeting on 6/9/2026](#))

Staff has confirmed:

- This license does not exceed the City's maximum number of registered cannabis retail businesses (1)
- The application meets the requirements of this ordinance

Following approval of the City Council, the applicant must obtain all required approvals from the Minnesota Office of Cannabis Management.

The Planning Commission held a public hearing to consider the Conditional Use Permit Application. After holding public comment, the commission approved the CUP with the following conditions:

- Applicant shall obtain Building Permit for exterior and interior remodel.
- Cannabis Retail Licensee
- All signage to comply with 153.061
- All lighting to face onward.
- Consolidate parcels 10171090 & 10171091.

Additionally, the Commission made the following findings:

- The use is an appropriate conditional use in Commercial Zone and meets the requirements of ordinance (including minimum buffer requirements, zoning and land use, hours of operation, and advertising.)
- The use with conditions conforms to the comprehensive land use plan
- The use with conditions would not be injurious to public health, safety, welfare, decency, order, comfort, convenience, appearance or prosperity of City
- Retail cannabis sales is a conditional use in the commercial zone.



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It is important to note, that per state statute, a city cannot prohibit the establishment or operation of a cannabis business if it is otherwise allowed under state law. The City can have reasonable time, place, and manner restrictions, but these restrictions cannot prohibit a retail business.

STAFF RECOMMENDATION

Staff recommends approval of the Cannabis Retail Registration Application.

SUPPORTING DOCUMENTS

Attachment A- City Ordinance

Attachment B- Retail Application