

**MINUTES OF THE
MARSHALL PLANNING COMMISSION MEETING
SEPTEMBER 10, 2025**

MEMBERS PRESENT: Lee, Pieper, Doom, Muchlinski, Deutz, Runchey, Stoneberg
OTHERS PRESENT: Ilya Gutman, Jason Anderson, Amanda Schroeder

Call to Order.

The meeting was called to order by Chairperson Lee.

Approval of the Minutes.

Chairperson Lee asked for the approval of the minutes of the August 13, 2025, regular meeting of the Marshall Planning Commission. STONEBERG MADE A MOTION, SECOND BY DEUTZ to approve the minutes as written. ALL VOTED IN FAVOR OF THE MOTION. MOTION PASSED 7:0.

Conduct a public hearing on Ordinance amending Sections 86-103 B-2 Central Business District, 86-104 B-3 General Business District, 86-106 I-1 Limited Industrial District, and 86-107 I-2 General Industrial District

Ilya Gutman presented the City of Marshall has a cap on the number of cannabis retail registrations (2), but there was still a concern about where these registered locations could occur. Ilya shared under Minnesota Statute §342.13 (c) a local unit of government may adopt reasonable restrictions on the time, place and manner of the operation of a cannabis business provided that such restrictions do not prohibit the establishment or operation of cannabis businesses. A local unit of government may prohibit the operation of a cannabis business within one thousand feet of a school, or five hundred feet of a day care, residential treatment facility, or an attraction within a public park that is regularly used by minors, including a playground or athletic field. Gutman also informed the City of Marshall under Ordinance 24-012 required that a cannabis business cannot be placed within five hundred feet from a school when measured from the center of the primary building. Based on the city zoning map, public parks, except Memorial Park, that had attractions regularly used by minors, would not be anywhere near zoning districts where cannabis businesses are permitted. Therefore, at the time of adoption, the Legislative and Ordinance Committee felt that it was unnecessary to place additional restrictions. With The Splash aquatic center construction well underway, there is now a concern about the B-3 General Business District immediately across the street from the new pool site and the public perception of potentially having a cannabis dispensary next to a highly popular area that will be regularly used by minors, including unaccompanied ones. Gutman shared during the August 6, 2025, L&O meeting the committee directed the city clerk to look at other cities and their zoning buffer restrictions that were placed. A table of cities that vary in size and location throughout the state was created for the last L&O meeting, where a two hundred feet buffer was suggested. Additionally, during the last state legislative session, a new cannabis related license type was created. Without an ordinance change, under our current ordinance, it would not be allowed anywhere because it is not specifically listed. Consequently, the lower potency hemp edible wholesaler business was added to the same zoning districts as the cannabis wholesaler business for consistency.

Pieper asked if exposure to cannabis was the main concern. Gutman stated the idea is there will be cannabis business signs and there will be parents who will be very upset at the fact that their kids will be unsupervised and exposed. Gutman added the real danger is not really having cannabis being sold to minors but instead public relationship and exposure. Deutz asked if parks were also part of this ordinance. Gutman responded that parks are not. Deutz questioned why we would not want parks to be included also. Anderson shared from prior discussions there were not a lot of properties that would be impacted. Doom asked if there is a business that we are looking at currently. Gutman stated at some point there was inquiry about having a cannabis business across, but that inquiry is gone now. Doom stated we need to be less concerned about the businesses and more concerned about the youth. Doom stated the buffer should be five hundred feet minimum. Ilya stated we are trying to balance things, on one hand we are trying to allow cannabis businesses to come and have a place in town but on the other hand we want to try to limit where there will be too much exposure for kids, especially small kids and their parents. Gutman shared at the moment we are only limiting it from the block of the future pool, where it is a place of higher concentration of kids of all ages but also unsupervised kids. Gutman stated most parents go with their kids at most parks, whereas at the pool a lot of kids just come to the pool and stay without parent supervision. Doom shared he is the first to support any new business in town but not at the expense of the kids. Doom stated he cannot support anything below a minimum of five hundred feet. Stoneberg agreed and stated five hundred feet is not sufficient. Anderson shared five hundred feet is the maximum limitation allowed by state statutes. Runchey shared when you compare to other cities in similar sizes, most of them choose to come here and whether we like it or not, it is legal. Runchey informed we need to be aware when talking about a highly regulated community, that message is going to be sent to prospective people who may come here on any number of business opportunities and could risk losing them. STONEBERG MADE A MOTION, SECOND BY MUCHLINSKI, to close the public hearing. ALL VOTED IN FAVOR. RUNCHEY MADE A MOTION, SECOND BY DEUTZ to recommend to the City Council approving the revisions amending Sections 86-103 B-2 Central Business District, 86-104 B-3 General Business District, 86-106 I-1 Limited Industrial District, and 86-107 I-2 General Industrial District. LEE, PIEPER, DEUTZ, RUNCHEY VOTED IN FAVOR. MUCHLINSKI, DOOM, STONEBERG VOTED AGAINST. MOTION PASSED 4:3

Other Business:

No other business.

Adjourn

Since there was no other business, STONEBERG MADE A MOTION, SECOND BY PIEPER, to adjourn the meeting. ALL VOTED IN FAVOR. MOTION PASSED 7:0. Chairperson Lee declared the meeting adjourned.

Respectfully submitted,
Karla Ellis, Recording Secretary