

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.

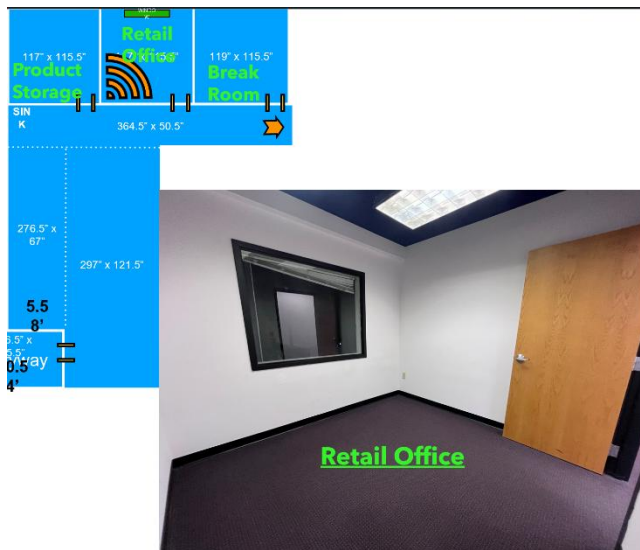
Product Storage/Vault:

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.

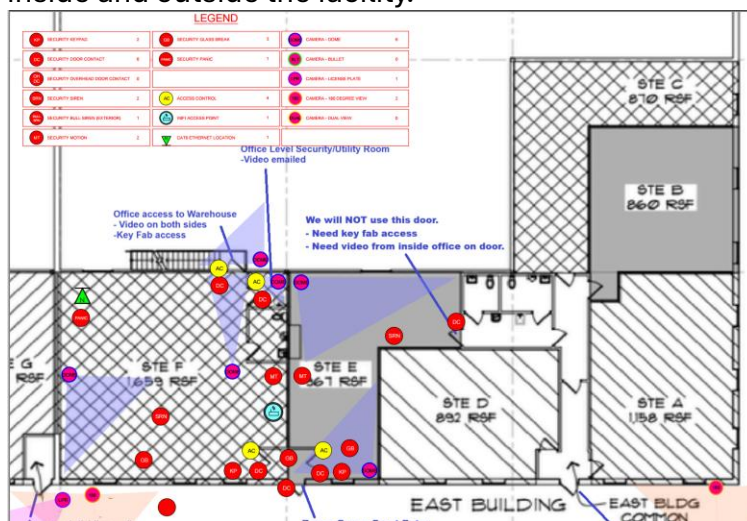


Key Card Badge Access:

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.

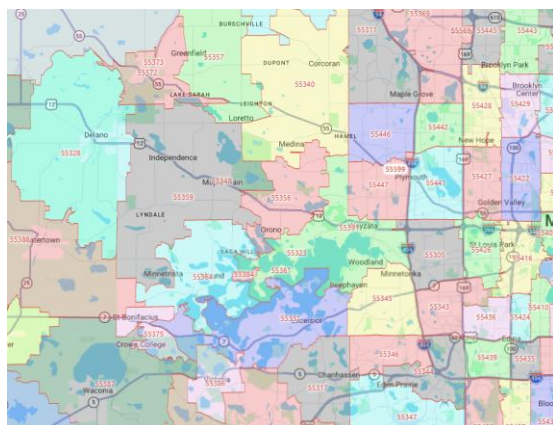
SECURITY SYSTEM:

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.

