



CITY OF MAPLE PLAIN

City Council Staff Report | June 22, 2026

5600 Pioneer Creek Drive – Site Plan Review / Conditional Use Permit

City of Maple Plain

Request for Site Plan Review and a Conditional Use Permit

to Allow a Cannabis Retail Business with a Full Retail Endorsement

to Operate Within the Existing Building Located at 5600 Pioneer Creek Drive

To:	Mayor and City Council
From:	Mark Kaltsas, City Planner
Meeting Date:	June 22, 2026
Applicant:	Justin Seurer – Zomer Farms, LLC
Owner:	The Louisiana Purchase, LLC
Location:	5600 Pioneer Creek Drive

REQUEST

Justin Seurer – Zomer Farms, LLC (Applicant) and The Louisiana Purchase, LLC (Owner) request that the City consider the following actions for the property located at 5600 Pioneer Creek Drive (PID No. 23-118-24-41-0012):

- **Site plan review** to consider the use of the existing space and property for a cannabis cultivation and manufacturing business.
- **Conditional use permit** to allow a cannabis retail business with a full retail endorsement, authorizing both medical and adult-use (recreational) cannabis sales, including walk-in retail, curbside pickup, and delivery operations, in the I-Industrial zoning district.

PROPERTY / SITE INFORMATION

The property is located north of the intersection of Halgren Road and US Highway 12, on the north side of Pioneer Creek Drive. There is one existing building located on the property with the following characteristics:

Property Address	5600 Pioneer Creek Drive
Zoning	I-Industrial
Comprehensive Plan	Industrial
Acreage	11.1 Acres

5600 Pioneer Creek Drive - Aerial Photograph



APPLICABLE STANDARDS

Sec. 10-544. "I" General Industrial District — Conditional Uses:

(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.

BACKGROUND

There is an existing building on the subject property of approximately 40,000 SF. The applicant is leasing approximately 20,000 SF (east half) for proposed cultivation, manufacturing, and retail operations. All cannabis businesses in the City require a conditional use permit, and all commercial or industrial building changes require site plan review.

PLANNING COMMISSION ACTION

The Planning Commission held a public hearing on June 4, 2026, to review the application for site plan review and a conditional use permit for cannabis retail operations with a full retail endorsement at 5600 Pioneer Creek Drive. Notice of the public hearing was provided in accordance with City ordinance and state law.

PLANNING COMMISSION DISCUSSION

The Planning Commission discussed the following items during its review of the application:

- Traffic flow and volume: Commissioners expressed concern about the volume of traffic generated by cannabis retail operations at this location, including delivery vehicle activity and potential customer traffic associated with curbside pickup and walk-in retail.
- Retail traffic concerns: Discussion focused specifically on the nature of retail-related traffic at an industrial location and the potential impact on the surrounding industrial park.
- Alternative locations within the City: Commissioners discussed whether other areas within the City of Maple Plain would be better suited to accommodate a cannabis retail business, and whether the industrial district is the most appropriate context for retail cannabis sales.
- Public hearing comments from neighboring businesses: Several local business owners adjacent to or near 5600 Pioneer Creek Drive provided comment at the public hearing expressing concern about the proximity of the proposed cannabis retail sales operation to their businesses.
- Hours of operation: Commissioners discussed the applicant's proposed hours of operation and the requirement under Minnesota Statute § 342.27, Subd. 7, that Sunday retail operations may not commence before 10:00 a.m. Condition No. 4 was clarified to require that hours of operation comply with all state-allowed hours, and that Sunday operations shall not commence before 10:00 a.m.

Planning Commission Action: Following discussion and the public hearing, the Planning Commission voted to recommend approval of the site plan review and conditional use permit to the City Council, subject to the conditions noted in this report.

PROPOSED CANNABIS RETAIL OPERATIONS — FULL RETAIL ENDORSEMENT

In addition to cultivation and manufacturing, Zomer Farms, LLC is requesting approval to conduct cannabis retail sales with a full retail endorsement authorizing both medical cannabis and adult-use (recreational) cannabis sales. The applicant is seeking approval from the state for a medical cannabis and cultivation combination license, which under State law permits retail sales of both medical and adult-use cannabis.

The applicant has described the retail operations as follows:

- Retail operations conducted from Suite E, secured by two access-controlled doors with 24/7 interior and exterior camera surveillance.

- A secured Product Storage Vault houses all retail cannabis products, remaining locked during non-business hours with continuous video surveillance per State guidelines.
- Only Managers have key card access to the Product Storage Vault and Retail Office. Retail employees have access to Suite E and bathrooms during business hours only.
- Delivery drivers enter through the secured Suite E entrance to collect orders for dispatch.
- The security system includes license plate readers (LPR), employee panic buttons, delivery vehicle tracking, and high-definition cameras.
- Delivery service area: West to Delano, North to Buffalo/Corcoran, East to Plymouth, and South to Victoria.
- No more than 2–4 delivery drivers are anticipated on-site at any one time during business hours.
- All deliveries conducted pursuant to Minn. Stat. § 342.42, MN Admin Rules 9810.1100 and 9810.2600.

PROPOSED HOURS OF OPERATION

The applicant proposes retail operations seven days a week, 9:00 a.m. to 9:00 p.m. Monday through Sunday. Under Minnesota Statute § 342.27, Subdivision 7, cannabis retail sales are prohibited between 2:00 a.m. and 10:00 a.m. on Sundays. The applicant's proposed 9:00 a.m. Sunday opening is not permissible and must be corrected as a condition of approval. The following table summarizes compliance:

Day	State Law — Earliest Opening	Applicant Proposes	Compliant?
Monday – Saturday	8:00 a.m.	9:00 a.m.	✓ Yes
Sunday	10:00 a.m.	9:00 a.m.	X No — must be corrected

PARKING ANALYSIS

The applicant proposes to convert approximately 2,200 square feet of existing warehouse/office space within Suite E to cannabis retail operations. The City's mixed-use retail parking standard applies. Based on submitted floor plans, staff estimates Suite E parking demand as follows:

Use / Area	Est. SF	Parking Rate	Spaces Required
Public sales/service (fulfillment)	500 SF	1 per 250 SF	2 spaces
Storage / vault / office / circulation	1,700 SF	1 per 500 SF	4 spaces
Retail Subtotal (Suite E)	2,200 SF		6 spaces
Cultivation / Manufacturing (remainder)	~17,800 SF	1 per 400 SF	45 spaces
Total Required	~20,000 SF		51 spaces

A total of 55 parking spaces are available on-site (16 front, 14 east side, 25 north side), which appears sufficient to meet the calculated demand of 30–51 spaces depending on the method applied. Staff recommends the Council require 3 to 5 spaces be formally designated, signed, and striped for curbside pickup and delivery use, with written authorization from the property owner obtained prior to commencement of retail operations.

CANNABIS RETAIL LICENSE LIMIT

Approval of this conditional use permit for cannabis retail operations would constitute the City of Maple Plain's one (1) permitted cannabis retail license. Under applicable City ordinance and State law, the City of Maple Plain is permitted to authorize only one (1) cannabis retail license within the City. Once this license is granted, no additional cannabis retail licenses of any kind may be issued within the City of Maple Plain.

WEST HENNEPIN PUBLIC SAFETY REVIEW

West Hennepin Public Safety reviewed the application and site plan and identified one item requiring attention, relating to hours of operation on Sundays, as noted above. With respect to all other aspects of the proposal, West Hennepin Public Safety had no additional comments or conditions.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission recommended that the City Council approve the site plan review and conditional use permit to allow cannabis retail operations with a full retail endorsement (medical and adult-use cannabis sales, including walk-in retail, curbside pickup, and delivery) at 5600 Pioneer Creek Drive, subject to the following conditions:

1. The proposed site plan review and conditional use permit meets all applicable conditions, criteria, and restrictions stated in the City of Maple Plain Zoning Ordinance.
2. The applicant shall address and satisfy all comments made by staff and the Planning Commission.
3. The applicant shall operate the business as described and in accordance with all applicable city, state, and federal regulations. No outdoor storage is permitted.
4. Hours of Operation: Retail operations (walk-in retail, curbside pickup, and delivery) shall be conducted in accordance with all state-allowed hours under Minnesota Statute § 342.27, Subd. 7. At a minimum, Sunday operations shall not commence before 10:00 a.m. The applicant's proposed hours of 9:00 a.m. to 9:00 p.m. Monday through Saturday, and 10:00 a.m. to 9:00 p.m. on Sundays, are incorporated as a condition of this permit.
5. Parking Designation: Prior to commencement of any retail operations, the applicant shall obtain written authorization from the property owner (The Louisiana Purchase, LLC) to designate 3 to 5 parking spaces for curbside pickup and delivery use only. Said spaces shall be clearly signed and striped.
6. Parking Management Plan: The applicant shall submit a parking management plan, approved by City staff, demonstrating how employee, delivery driver, and curbside pickup parking will be allocated and managed concurrently without conflict with other tenants.
7. Cannabis Retail License: Approval of this conditional use permit constitutes the City of Maple Plain's one (1) permitted cannabis retail license, the only cannabis retail license the City is authorized to issue. No additional cannabis retail licenses of any kind shall be issued within the City of Maple Plain.
8. The applicant shall obtain all required State of Minnesota and City of Maple Plain cannabis licenses and registrations prior to commencing retail operations.
9. Any material changes in the scope or nature of retail operations beyond what is approved herein, including but not limited to activation of walk-in retail (if not initially commenced), outdoor storage, or expansion of the delivery service area, shall require prior written notice to and approval from City staff. Activation of walk-in retail shall require submission of a revised parking management plan prior to commencement. Any other expansion of use shall require an amendment to this conditional use permit.
10. The applicant shall pay for all costs associated with the City's review of the site plan and conditional use permit.
11. Upon a violation of any condition of this permit, the City shall notify the owner/applicant/permit holder, and the applicable fee shall be paid within 30 days. Fees: First violation: \$300 | Second violation: \$400 | Third

violation: \$500. Subsequent violation fees shall be determined by doubling the most recent fee. Imposition of fees shall not prohibit the City from taking other action, including permit revocation.

ATTACHMENTS

- Application Materials
- Building Floor Plan
- City Review Letter and Applicant Response
- Zomer Farms, LLC - Retail CUP Supplemental Narrative (revised 4.24.26)
- Resolution No. _____ - Approving Site Plan Review and Conditional Use Permit