



**MINUTES
PLANNING COMMISSION MEETING
MAPLE PLAIN CITY HALL
September 04, 2025
6:00 PM**

1. CALL TO ORDER

Chair Jared Betterman called the meeting to order at 6:05 PM.

PRESENT Chair Jared Betterman Commissioner Adam Ruhland Commissioner Stephen Shurson Commissioner Mike Melton

ABSENT Commissioner Nick Altavilla

STAFF PRESENT: City Administrator Jacob Schillander & City Planner Mark Kaltsas

2. ADOPT AGENDA

Motion to adopt the agenda made by Commissioner Melton, Seconded by Commissioner Shurson.

Voting Yea: Chair Betterman, Commissioner Ruhland, Commissioner Shurson, Commissioner Melton

Motion Passed 4-0

3. CONSENT AGENDA

A. Minutes for Approval from March 6th, 2025

Commissioners noted the minutes were accurate, with minor comments about detail.

Motion to approve the consent agenda made by Commissioner Shurson, seconded by Commissioner Ruhland.

Voting Yea: Chair Betterman, Commissioner Ruhland, Commissioner Shurson, Commissioner Melton

Motion Passed 4-0

4. DISCUSSION

5. NEW BUSINESS

A. Cannabis CUP application at 5600 Pioneer Creek Drive

Property: 5600 Pioneer Creek Drive

Applicant: Justin Seurer – Zomer Farms, LLC

Request: Site Plan Review + CUP to allow cannabis cultivation and manufacturing within an existing building.

Staff Overview

City Planner Kaltsas presented the application and outlined the key elements of the proposed project. The applicant intends to lease approximately 20,000 square feet—the east half—of the existing 40,000-square-foot industrial building for indoor cannabis cultivation and manufacturing, with no retail use proposed. All cultivation, processing, storage, and waste handling activities would take place entirely within the building. The business anticipates employing between 10 and 20 staff members and expects three to five deliveries per week once fully operational. Based on the estimated parking need of 38 spaces, the 41 existing spaces on the east side of the site were determined to be sufficient. Cannabis waste would be managed in accordance with the Minnesota Office of Cannabis Management requirements. Kaltsas noted that existing wall-mounted exterior lights do not meet City cutoff standards and requested Planning Commission direction on potential updates. He also confirmed that the site's existing perimeter landscaping is adequate and that no outdoor storage is proposed as part of this application.

Public Hearing

Commissioner Ruhland motioned to open public comments, seconded by Commissioner Shurson.

Voting Yea: Chair Betterman, Commissioner Ruhland, Commissioner Shurson, Commissioner Melton

Motion Passed 4-0, Public Comments opened at 6:24 PM

Public Comments

Mary Kelly, 576 Main Street, asked about odor control, noting national concerns regarding emissions from cannabis facilities. She also inquired whether any special filtration or air-handling systems required for the operation might create additional noise, referencing the existing noise levels already present in the area.

Dennis Kelly, 576 Main Street, asked whether the exterior lighting on the building would be brought into full compliance with City standards and cautioned against potential light pollution, urging the City and applicant to ensure the lighting design aligns with Dark Sky principles.

Justin Seurer of Zomer Farms, LLC, and his cultivation team addressed the public's concerns by outlining how the facility is designed and operated. They explained that odor will be controlled through a "room within a room" modular grow system equipped with high-efficiency carbon filtration, with all air from the grow rooms undergoing a second round of filtration through the warehouse HVAC system. They noted that fully indoor cultivation in Minnesota provides stronger odor containment compared to states that rely on outdoor or greenhouse growing. Regarding noise, the applicants stated that no new exterior mechanical noise is anticipated beyond what the building already

produces, and the only potential source of intermittent noise would be a backup generator used solely during power outages. On security, they described a system that includes key-fob access, camera monitoring on all entrances and exits, motion detection, and appropriate exterior lighting, emphasizing that the site will not generate retail traffic and will display only minimal signage for deliveries. In response to concerns about lighting, the applicant confirmed that they will work with the building owner to ensure that exterior lighting meets all City standards.

Commissioner Ruhland motioned to close public comments, seconded by Commissioner Melton.

Voting Yea: Chair Betterman, Commissioner Ruhland, Commissioner Shurson, Commissioner Melton

Motion Passed 4-0, Public Comments opened at 6:52 PM

Planning Commission Discussion

During its discussion, the Planning Commission asked several follow-up questions, including requests for more detail on the specific filtration systems to be used, such as carbon and UV-based components. Commissioners also sought confirmation that deliveries would be minimal once construction and initial setup were complete. Additional questions focused on how exterior lighting would be replaced or upgraded to meet City standards and whether the design would align with Dark Sky principles. The Commission also inquired about potential noise impacts from HVAC equipment and the backup generator. Commissioners concluded by expressing appreciation for the applicant's transparency and the thoroughness of their responses.

Planning Commission Direction

The Planning Commission directed staff to prepare a recommendation that includes verification that all lighting upgrades will meet the City's cutoff standards, along with confirmation of the odor-control systems and HVAC filtration details proposed for the facility. Commissioners also requested continued coordination with the public safety to ensure appropriate building security measures, access requirements, and emergency response considerations are fully addressed. The Commission emphasized that all operations must remain entirely indoors with no outdoor storage and that the applicant must comply with all applicable City, State, and Office of Cannabis Management regulations.

Commissioner Shurson motioned to send the CUP to the City Council with the direction previously noted, seconded by Commissioner Ruhland.

Voting Yea: Chair Betterman, Commissioner Ruhland, Commissioner Shurson, Commissioner Melton

Motion Passed 4-0

B. North Shore Gymnastics at 5380/5480 Pioneer Creek Drive

Properties: 5380 & 5480 Pioneer Creek Drive

Applicant: North Shore Gymnastics

Request: Construction of a new 42,000 sq. ft. building and associated site improvements; platting to combine parcels.

Staff Overview

City Planner Kaltsas provided an overview of the request, explaining that the two parcels currently functioning as overflow parking for Proto Labs would be combined to accommodate a new indoor recreation facility, which is a permitted use within the industrial zoning district. The proposed site plan includes 106 parking spaces. The number of parking spaces is slightly below the City's benchmark of approximately 126 spaces. Both staff and the applicant are comfortable that this amount will adequately serve North Shore Gymnastics use. Kaltsas noted that all building setbacks and parking placements meet ordinance requirements. Because the east property line abuts a residential area, a landscape buffer will be required to meet screening standards. He also highlighted that stormwater for the project will be managed through a biofiltration basin, with final approval pending from the Pioneer Sarah Creek Watershed Commission. Finally, he indicated that the preliminary and final plats will require adjustments to easements and wetland boundaries before being forwarded to the City Council for consideration.

Public Hearing

Commissioner Melton motioned to open public comments, seconded by Commissioner Ruhland.

Voting Yea: Chair Betterman, Commissioner Ruhland, Commissioner Shurson, Commissioner Melton

Motion Passed 4-0, Public Comments opened at 7:21 PM

David Yannick from Yanik Companies and North Shore Gymnastics expressed their appreciation for the City's review of the project, noting the long-term collaboration involved in bringing the proposal forward. Speakers addressed several questions from the Planning Commission regarding facility operations, parking needs, and anticipated growth. North Shore Gymnastics staff explained that class schedules are staggered and that most competitive athletes are dropped off rather than remaining on-site, resulting in manageable parking demand (historically peaking at around 68 vehicles during the busiest hour). They noted that the proposed 106 stalls are expected to adequately serve both current and future needs.

Commissioners inquired about bus access, and the applicant explained that while the facility is not formally tied to a school district, Orono's activity bus currently includes North Shore Gymnastics on its route. Depending on driver preference, buses would either drop students at the front entrance and circulate around the north end of the site to exit or drop students at the corner with staff supervision. Questions were also raised about stormwater management and grading changes. The development team confirmed that the infiltration basin has been engineered to accommodate the building and parking layout and is pending watershed approval. They noted that the northern portion of the site will remain largely undisturbed, with most grading occurring on the south and east sides, including a retaining wall due to elevation changes.

The Commission also asked about tree removal and fencing along the property line. The applicant responded that only a small number of trees would be removed and that most existing vegetation along the residential boundary would remain. A six-foot vinyl privacy fence will be installed entirely on the North Shore Gymnastics parcel, with a

narrow landscaped buffer between the fence and parking curb. The applicant also explained that windows are intentionally minimized in the gym space to avoid glare that could interfere with athlete safety.

Representatives from Proto Labs expressed strong support for the project and confirmed close coordination on shared boundaries and site improvements.

Commissioner Shurson motioned to close public comments, seconded by Commissioner Ruhland.

Voting Yea: Chair Betterman, Commissioner Ruhland, Commissioner Shurson, Commissioner Melton

Motion Passed 4-0, Public Comments opened at 7:35 PM

Planning Commission Discussion

The Planning Commission emphasized the need for additional landscaping along the east buffer strip to better screen the site from adjacent residential properties. Commissioners also reviewed circulation plans to ensure that bus traffic and fire apparatus would have sufficient space to safely maneuver through the site, particularly at the turnaround areas. In addition, the Commission highlighted the importance of meeting all applicable requirements for lighting, stormwater management, and fire code compliance as the project moves forward.

Planning Commission Direction

Commissioner Shurson moved to approve the preliminary and final plat, lot 1 block 1, site plan, recommend additional screening and plantings along the east property line, ensure all engineering comments related to stormwater, drainage, and grading are fully addressed, and obtain approval from the Pioneer Creek Watershed Commission before further action. The motion also directed staff to secure lighting cut sheets demonstrating compliance with ordinance standards and, upon completion of these items, to prepare a revised final package for City Council consideration with recommended conditions of approval. Seconded by Commissioner Melton.

Voting Yea: Chair Betterman, Commissioner Ruhland, Commissioner Shurson, Commissioner Melton

Motion Passed 4-0

6. OTHER BUSINESS

7. ADJOURNMENT

The motion to adjourn was made by Commissioner Ruhland and seconded by Commissioner Shurson.

Voting Yea: Chair Betterman, Commissioner Ruhland, Commissioner Shurson, Commissioner Melton

Motion passed 4-0. The meeting concluded at 7:45 PM

I, the undersigned, Jacob Kolander, City Administrator in and for the City of Maple Plain, Minnesota, do hereby certify that the above and foregoing is a true and correct copy of the minutes.

Respectfully submitted by:

A handwritten signature in black ink, appearing to read 'JK', with a long horizontal flourish extending to the right.

DRAFT