

**CITY OF MAPLE PLAIN  
RESOLUTION 2025-0922-06**

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT AND SITE PLAN  
REVIEW TO ALLOW A CANNABIS CULTIVATION AND MANUFACTURING  
BUSINESS ON THE PROPERTY LOCATED AT 5600 PIONEER CREEK DRIVE**

WHEREAS, the City of Maple Plain (the “City”) is a municipal corporation under the laws of Minnesota; and

WHEREAS, the City adopted a comprehensive plan in 2020 to guide the development of the community; and

WHEREAS, the City has adopted a zoning ordinance and other official controls to assist in implementing the comprehensive plan; and

WHEREAS, Zomer Farms, LLC (Applicant) and The Louisiana Purchase, LLC (Owner) requests that the City consider site plan review and a conditional use permit to allow cannabis cultivation and manufacturing on the property located at 5600 Pioneer Creek Drive (PID No. 23-118-24-41-0012); and

WHEREAS, the Property is zoned I-1 – Industrial; and

WHEREAS, the Property is legally described on **EXHIBIT A**, attached hereto; and

WHEREAS the requested conditional use permit and site plan review meets all requirements, standards and specifications of the City of Maple Plain Zoning Ordinances for property zoned I-1 Industrial; and

WHEREAS the Planning Commission held a public hearing on September 4, 2025, to review the application for a conditional use permit and site plan review following mailed and published noticed as required by law; and

WHEREAS, the City Council has reviewed all materials submitted by the Applicant; considered the oral and written testimony offered by the applicant and all interested parties; and has now concluded that the application is in compliance with all applicable standards and can be considered for denial.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MAPLE PLAIN, MINNESOTA that it should and hereby does approve the application by Zomer Farms, LLC for a conditional use permit and site plan review per the City’s zoning regulations with 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. Approval of the conditional use permit is subject to the applicant providing additional information and receiving City approval for the following items:
  1. The applicant shall address and satisfy all comments made by staff, the Planning Commission and City Council including:
    - Replacing the lighting on the south side of the building with compliant lighting. Prior to replacing, the applicant shall provide the city with a copy of the proposed lighting fixtures and receive approval from the city that they meet applicable standards.
    - The applicant shall meet with WHPS prior to obtaining a building permit to review the proposed safety and security systems and obtain any feedback or direction.
  2. The applicant shall consent to and have completed a Fire Department inspection. Any comments or conditions that emerge following the fire inspection shall be satisfied by the applicant.
  3. The applicant shall verify and provide documentation that the existing and proposed facility and all associated materials and processing is compliant with all applicable standards, codes, requirements for all local, state and federal regulatory agencies.
3. The Conditional Use Permit will include the following conditions:
  - a. The conditional use permit will be reviewed annually by the city.
  - b. The applicant shall operate the business as described and in accordance with all applicable city, state and federal regulations.
  - c. The applicant shall complete all improvements to the building and site as indicated on the approved building and site plans (**Exhibit B**, attached hereto).
  - d. No outdoor storage of any kind is permitted on the property. This includes containers, equipment, materials or similar items stored outside.
  - e. Should the city be notified of concerns relating to the emission of noxious odors, it will monitor and review the condition on-site. If the city finds that the cannabis business is emitting odors considered to be noxious, it will notify the business owner. The business owner will have sixty (60) days to correct or adequately mitigate the condition to the satisfaction of the city.
4. The applicant shall pay for all costs associated with the City's review of the site plan and conditional use permit.
5. Upon a violation of any of the above conditions, the City shall notify (owner/applicant/permit holder) of the violation and (owner/applicant/permit holder) shall pay a fee to the City, in an amount specified below, within 30 days of the mailing of the notice. Any unpaid fees related to a violation of this permit shall be certified to the City's tax roll in the (November) following the imposition of the fees. Imposition of

this fee based on a violation of this permit shall not prohibit the City from taking any other action on the permit, based on the same violation, including, but not limited to, revocation of the permit. Fees for violations of this permit shall be imposed as follows:

1. First violation: \$300
2. Second violation: \$400
3. Third violation: \$500
4. Fee amounts for any violations which occur subsequent to the third violation shall be determined by doubling the imposed fee of the most recent violation.

This resolution was adopted by the City Council of the City of Maple Plain on this 22<sup>nd</sup> day of September 2025, by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

ATTEST:

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Julie Maas-Kusske, Mayor

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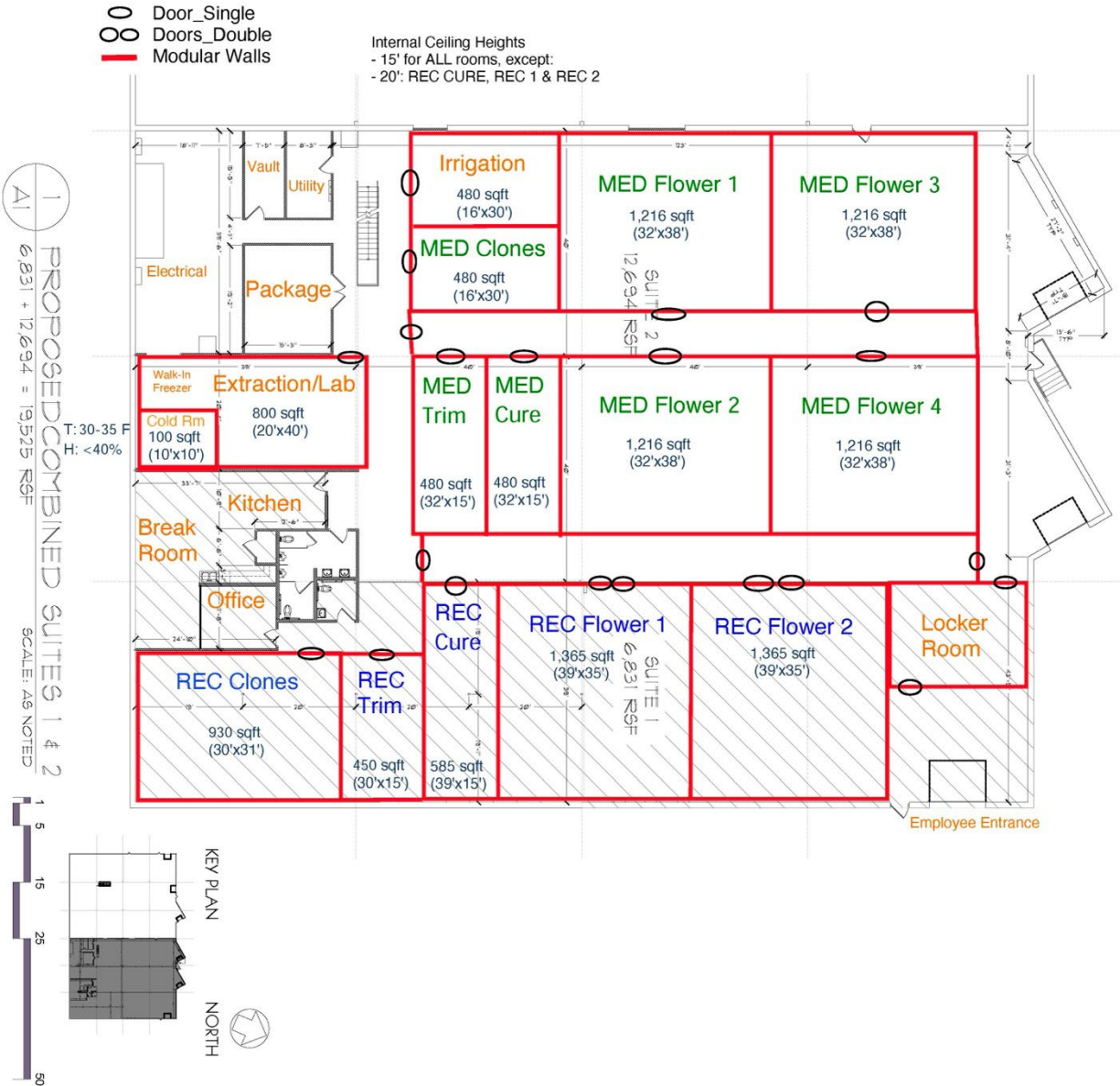
Jacob Kolander, City Administrator

**EXHIBIT A**  
*(Legal Description)*

***Lot 001, Block 002 Maple Plain Industrial Park 2<sup>nd</sup> Addition***

# EXHIBIT B

(Approved Site Plan)



- Surveillance
- // Door\_Single
- /// Doors\_Double
- Modular Walls

Internal Ceiling Heights  
 - 15' for ALL rooms, except:  
 - 20': REC CURE, REC 1 & REC 2

Main Warehouse  
 T: ~70 F  
 H: 50-60%

1  
 6,831 + 12,694 = 19,525 RSF

PROPOSED COMBINED SUITES 1 & 2  
 SCALE: AS NOTED

1 5 15 25 50

