



Executive Summary

City Council Business Meeting

AGENDA ITEM-NEW BUSINESS:	Resolution 2025-0922-06 Approval of CUP for Zomer Farms- 5600 Pioneer Creek
PREPARED BY:	Mark Kaltsas, City Planner
RECOMMENDED ACTION: Approval of Resolution 2025-0922-06	

Summary

Zomer Farms, LLC has submitted a request for site plan review and a conditional use permit to operate a cannabis cultivation and manufacturing facility within the existing building at 5600 Pioneer Creek Drive. The proposed use is permitted as a conditional use in the I-Industrial zoning district and aligns with the City's Comprehensive Plan.

The applicant will lease approximately 20,000 square feet of the building for operations under a Medical Combined License issued by the State of Minnesota. All activities, including cultivation, manufacturing, and deliveries, will occur indoors. No retail sales or outdoor storage are proposed. The business will employ 10–20 staff and utilize solvent-free manufacturing techniques.

The Planning Commission has reviewed the application and recommends approval, subject to conditions including lighting upgrades, coordination with West Hennepin Public Safety, fire inspection, and compliance with all applicable regulations.

Staff Recommendation: Approve the resolution as presented.
Please refer to the City Planner's report for detailed findings and conditions.