

## City of Maple Plain

### Request for Site Plan Review and a Conditional Use Permit to Allow a Cannabis Cultivation and Manufacturing Business to Operate Within the Existing Building Located at 5600 Pioneer Creek Drive

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*To:* City Council  
*From:* Mark Kaltsas, City Planner  
*Meeting Date:* September 22, 2025  
*Applicant:* Justin Seuer – Zomer Farms, LLC  
*Owner:* The Louisiana Purchase, LLC  
*Location:* 5600 Pioneer Creek Drive

#### **Request:**

Justin Seuer – 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):

- a. Site plan review to consider the use of the existing space and property for a cannabis cultivation and manufacturing business.
- b. A conditional use permit to allow a cannabis cultivation and manufacturing business in the I-Industrial zoning district.

#### **Property/Site Information:**

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

**Property Information: 5600 Pioneer Creek Drive**

*Zoning: I-Industrial*

*Comprehensive Plan: Industrial*

*Acreage: 11.1 Acres*

5600 Pioneer Creek Drive - Aerial Photograph



**Applicable Standards:**

*(D) Conditional uses. The following uses shall require a conditional use permit based on the procedures set forth in ' 153.140:*

*(1) Manufacturing - heavy, including but not limited to: concrete product plants, building materials production and similar uses provided that:*

*(a) All applicable Minnesota Pollution Control Agency requirements are satisfactorily met;*

*(b) Storage areas are landscaped, fenced and screened from view of neighboring uses, abutting residential zoning districts and public rights-of-way in compliance with ' 153.063(C) and (D);*

*(c) Vehicular access points shall create a minimum of conflict with through traffic movement and shall be subject to approval of the City Engineer; and*

*(d) Provisions acceptable to the city shall be made to control and minimize noise, air and water pollution.*

#### **Sec. 10-544. "I" General Industrial District.**

(d) Conditional uses. The following uses shall require a conditional use permit based on the procedures set forth in section 10-482:

(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.

#### ***Discussion:***

There is an existing building located on the subject property which is approximately 40,000 SF. The applicant is looking to lease approximately 20,000 SF of the building (east half) for the proposed cultivation and manufacturing operations.

The city discussed the potential use of the building and property with the applicant, and it was noted that all cannabis businesses in the city are considered as a conditional use permit. As a result, they are required to apply for a conditional use permit to allow the proposed cannabis cultivation business. In addition, the City noted that all commercial or industrial building changes require site plan review in accordance with applicable standards.

#### ***153.045 INTENT AND PROCEDURE***

*(I) Evaluation criteria. The Planning Commission and City Council shall evaluate the effects of the proposed site plan. This review shall be based upon, but not be limited to, compliance with the City Comprehensive Plan, provisions of this chapter (Design Guidelines and City Engineering Requirements).*

The city prepared a list of questions for the applicant in order to better understand the proposed use of the building and site (see attached review letter and response by applicant). The applicant is planning to employ approximately 10-20 full time and or part time employees on this property.

The applicant intends to use the subject property to operate the cannabis cultivation business. Zomer Farms, LLC will be leasing half of the building for the cultivation and manufacturing of Cannabis under the Medical Combined License awarded by the State of Minnesota (No Retail requested at this location). Zomer Farms intends to cultivate approximately 15,000 SF of cannabis as measured by canopy utilizing the cleanest possible techniques available for efficient growth. Manufacturing of plant material will be 100% solvent free utilizing a washing method consisting of water, ice & agitation. This process produces a product commonly referred to as “bubble hash” which can then be processed further by pressing it with heat plates to produce “live rosin”. Zomer Farms, LLC will sell cannabis flower & manufactured cannabis products (i.e., bubble hash, kief, live rosin, cartridges, etc.) via wholesale to Minnesota Retailers.

The applicant has provided a floor plan indicating the general use of the interior space of the building. The applicant is not planning any storage or activity outside of the building. All deliveries, processing, cultivation and associated operations will occur inside of the building. The city has noted that any change in use (i.e., outdoor storage) would require a site plan review amendment.

The applicant has stated that this business will not require additional refuse containment or hauling outside of a typical business use. They are anticipating that there will be between 3-5 deliveries per week once the business is fully operational. The applicant has noted that all specialized disposal for cannabis materials is regulated by the Minnesota Office of Cannabis Management and will be securely contained inside the building until it can be disposed off-site in accordance with all applicable requirements.

The applicant provided additional information relating to the air handling systems that they are proposing to utilize within the lease area. It was noted that the air handling will “scrub”/filter the air within the growing spaces as it is brought in and taken out. The intent of the additional air handling is to ensure that the growing conditions are consistent and also to eliminate odors associated with the plants.

The City has criteria stipulated in the zoning ordinance for consideration of granting a conditional use permit.



(F) *Conditional use permit criteria.* The Planning Commission shall review the conditional use permit for its conformance with the City Code and shall not recommend approval unless all the following conditions are met:

(1) That the conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted;

(2) That the establishment of the conditional use will not impede the normal and orderly development and improvement of surrounding vacant property for predominant uses in the area;

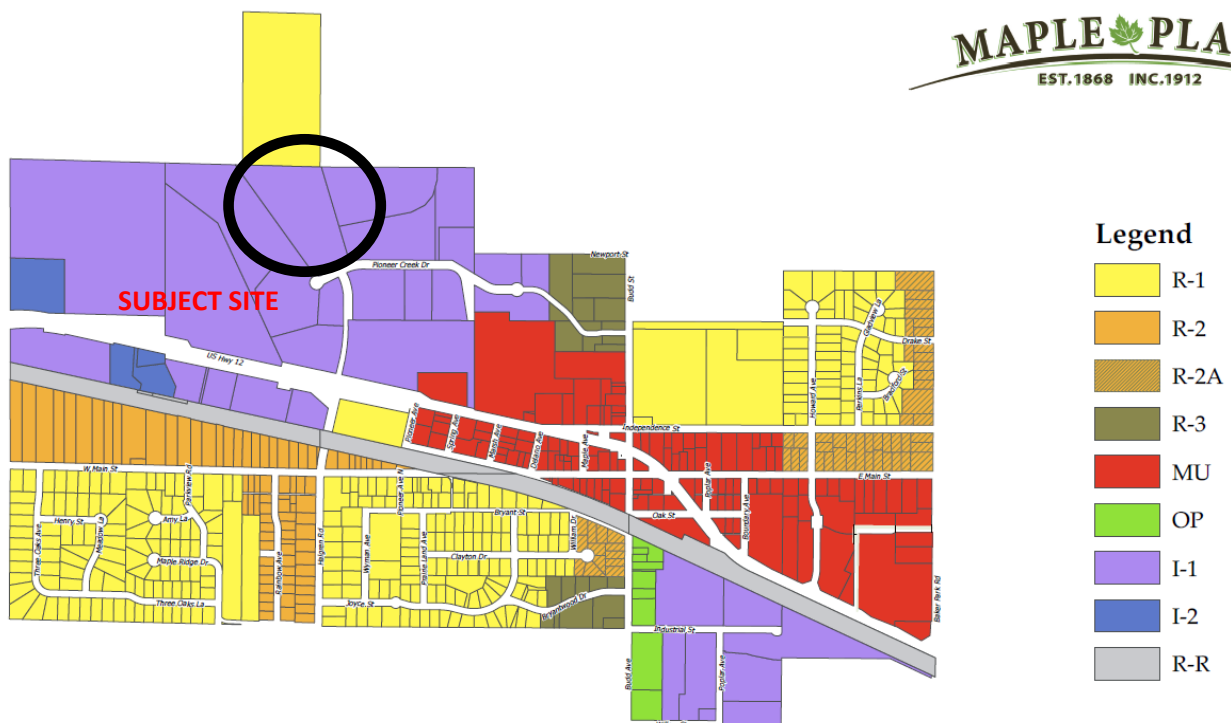
(3) That adequate utilities, access roads, drainage, and other necessary facilities have been or are being provided;

(4) That adequate measures have been or will be taken to provide sufficient off-street parking and loading space to serve the proposed use;

(5) That adequate measures have been or will be taken to prevent or control offensive odor, fumes, dust, noise, and vibration, so that none of these will constitute a nuisance, and to control lighted signs and other lights in such a manner that no disturbance to neighboring properties will result;

(6) That proper facilities are provided which would eliminate any traffic congestion or traffic hazard which may result from the proposed use; and

(7) The proposed use is in compliance with this chapter and Comprehensive Plan of the city.



### Site Plan Review and CUP Considerations:

1. The applicants are proposing to utilize the existing building in its current condition. The existing building meets all applicable building and parking setbacks.

#### Required Setbacks:

**Minimum Lot Size:** As necessary to meet all setbacks, parking and yard requirements.

**Minimum Lot Width:** None

**Front Yard Setback:** 35 feet minimum

**Side Yard Setback:** 20 feet minimum

**Rear Yard Setback:** 20 feet minimum

**Parking Setback:** Must meet applicable yard setback

#### Parking Summary:

Product manufacturing:	<u>1 space per 400 SF (15,000/400 = 38 spaces)</u>
Total Spaces Required = 38	

The eastern half of this property has 41 existing parking spaces located in the front, side and rear of the building.

#### Site Lighting:

The parking area does not currently have independent lighting (free standing light fixtures). The existing building has wall mounted lights that do not meet applicable cut-off standards of the city. The Planning Commission recommended that the applicant upgrade all lighting facing Pioneer Creek Drive. There are four (4) exterior building mounted lights that will need to be replaced.

#### Site Landscaping:

The site has existing landscaping that provides screening and separation along both the east and west property lines. The building is also landscaped between the front parking area and the street with planting beds, low shrubs and grasses and deciduous shade trees.

The existing building and site have been historically used for manufacturing, warehousing and office. The applicants are proposing to use the exiting building in a similar manner to the historical use. The building is located in the I-Industrial zoning district which was established to allow commercial manufacturing and processing. Due to many factors including the new concept of cannabis businesses, the city has determined that they can be considered as a conditional use within the I-Industrial zoning district. The city has prescribed criteria which can be used to review conditional use permits and determine if the conditional use of the property causes any concerns or issues that cannot be reasonably mitigated.

The surrounding properties to the east, west, north are zoned I-Industrial. The proposed use of the existing building and its location in the industrial park should not intensify or cause for additional impacts to the surrounding properties. Planning Commissioners will need to determine if the proposed use of the building for cannabis cultivation and processing meets the criteria for granting a conditional use permit. Commissioner's will also need to find that the existing building meets the requirements of the cities site plan review standards.

***Planning Commission Discussion:***

Planning Commissioners discussed the application and asked questions of staff and the applicant. Commissioners discussed some of the public comments relating to odor and noise. The applicant further described the air handling/conditioning system that they are going to be installing and noted that the air leaving the building will be "clean". The applicant noted that there are no noises associated with the growing, air handling and or processing that are unique and or different from typical industrial/warehouse uses. Commissioners discussed the security situation further and noted that they would like the city to require the applicant to meet with West Hennepin Public Safety (WHPS) to review their proposed security enhancements and make any changes based on the WHPS feedback. Commissioners discussed the lighting on the building and recommended that the applicant update all "public facing" lighting on the building so that it meets all applicable city standards. Commissioners ultimately found that the application could be recommended for City Council approval.

***Recommendation:***

The Planning Commission recommended approval of the request for site plan review and a conditional use permit with the following findings and 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:
  - a. 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.

- b. 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.
  - c. 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.

***Attachments:***

1. Application
2. Building Floor Plan
3. City Review Letter and Applicant Response




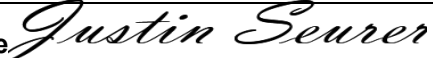
**City of Maple Plain**  
5050 Independence St  
P.O. Box 97  
Maple Plain, MN 55359  
Office: (763) 479-0515  
Fax: (763) 479-0519

# ZONING & LAND USE APPLICATION

## APPLICANT INFORMATION

<b>Applicant Name</b> Justin Seurer	<b>Company, if applicable</b> Zomer Farms, LLC
<b>Address</b> 6277 Chasewood Dr	<b>Phone Number</b> 612.280.8166
<b>City, State, Zip</b> 55344	<b>Email</b> JustinSeurer@me.com
<b>Are you the owner of the property?</b> <input type="checkbox"/> Yes. <input checked="" type="checkbox"/> No. (If not, property owner information is required.)	

<b>Owner Name</b> Louisian Purchase, LLC	<b>Company, if applicable</b>
<b>Address</b> 13911 Ridgedale Drive Suite 100	<b>Phone Number</b>
<b>City, State, Zip</b> Minnetonka, MN 55305	<b>Email</b>

<b>Applicant Signature</b>  <b>Owner Signature</b> 
<b>Date</b> 07/03/25 <b>Date</b> 07/07/25

## PROJECT INFORMATION

<b>Site Address or Property Identification Number</b>					
<b>Type of Request (Check all that apply.)</b>					
<input type="checkbox"/> <b>Appeal Administration Decision</b>	<b>Fee</b> \$250	<b>Escrow</b> \$250			
<input type="checkbox"/> <b>Concept Plan Review</b>	<b>Fee</b> \$500				
<b>Residential Application</b>	<b>Fee</b>	<b>Escrow</b>	<b>Commercial Application</b>	<b>Fee</b>	<b>Escrow</b>
<input type="checkbox"/> Conditional Use Permit	\$750	\$1500	<input checked="" type="checkbox"/> Conditional Use Permit	\$1500	\$3000
<input type="checkbox"/> Interim Use Permit	\$750	\$1500	<input type="checkbox"/> Interim Use Permit	\$1500	\$3000
<input type="checkbox"/> Site Plan	\$750	\$1500	<input type="checkbox"/> Site Plan	\$1500	\$3000
<input type="checkbox"/> Minor Subdivision	\$750	\$1500	<input type="checkbox"/> Minor Subdivision	\$1500	\$3000
<input type="checkbox"/> Variance	\$750	\$1500	<input type="checkbox"/> Variance	\$1500	\$3000
<input type="checkbox"/> Rezoning	\$750	\$1500	<input type="checkbox"/> Rezoning	\$1500	\$3000
<input type="checkbox"/> Text Amendment	\$750	\$1500	<input type="checkbox"/> Text Amendment	\$1500	\$3000
<input type="checkbox"/> Vacation of Property	\$750	\$1500	<input type="checkbox"/> Vacation of Property	\$1500	\$3000
<input type="checkbox"/> Home Occupation	\$400	\$1000	<input type="checkbox"/> Sign Package	\$ 500	\$3000

<b>Residential/Commercial Industrial/Office Planning and Zoning Application</b>	<b>Fee</b>	<b>Escrow</b>	<b>Grading and Excavation Park Fees and Signs</b>	<b>Fee</b>	<b>Escrow</b>
<input type="checkbox"/> Preliminary Plat	\$1000	\$3000	<input type="checkbox"/> <100 Cubic Yards	N/C	*See below \$1000
<input type="checkbox"/> Subdivision Application	\$1000	\$3000	<input type="checkbox"/> >100 Cubic Yards	\$500	
<input type="checkbox"/> Rezoning	\$1000	\$3000	<input type="checkbox"/> >1000 Cubic Yards	\$1000	
<input type="checkbox"/> Comprehensive Plan Amendment	\$1000	\$3000	<input type="checkbox"/> Right of Way Permit	\$250	
<input type="checkbox"/> Planned Unit Development	\$1500	\$3000	<input type="checkbox"/> Park Dedication Fee- Residential	10% of land value of development**	
<input type="checkbox"/> Final Plat	\$ 750	\$3000	<input type="checkbox"/> Park Dedication Fee- Other	10% of land value of development	
			<input type="checkbox"/> Signage Permanent	\$250	
			<input type="checkbox"/> Temporary Sign	\$25	

\*Escrow or surety bond in amount of 150% of land alteration costs

\*\* Minimum of 3,750 per unit and maximum of \$8,000 per unit

**Brief Project Narrative / Overview** *(Use additional paper if necessary. Please be thorough.)*

Zomer Farms, LLC respectfully requests a Conditional Use Permit for the Cultivation & Manufacturing of Cannabis at 5600 Pioneer Creek in Maple Plain. We are NOT requesting permission to operate any retail activities at this location. Zomer Farms, LLC has been conditionally granted a Medical Combined Cannabis license from the State of Minnesota's Office of Cannabis Management. If Conditional Use is permitted by the City of Maple Plain, Zomer Farms will cultivate & manufacture up to 20,000 sqft of Medical & Adult-Use cannabis on this property pursuant to the Rule, Regulations & Procedures set by the State of Minnesota & City of Maple Plain

Please let us know any additional information needed for consideration of this Conditional Use Permit and we will provide as soon as possible.

Thank you for your consideration.

Best Regards,

Justin Seurer  
Zomer Farms, LLC  
612.280.8166 cell

**NOTICE TO APPLICANT**

The Maple Plain City Code guides and enables development activities within the City by ensuring proper and well-coordinated projects. The land use application is the mechanism that allows the City to examine proposed land uses to ensure compatibility with the City Codes, design and development standards, and the surrounding land uses and natural environments. The review is intended to ensure positive growth for the community.

All applications are reviewed individually and are evaluated based on their own merit. Each land use request has an associated checklist of required items. Applicants are encouraged to participate in the City's pre-application workshop prior to submitting a formal land use application. The workshop is an opportunity to informally discuss the conceptual idea of the proposed project in an effort to reduce delays. Participation in the pre-application process does not provide approval, or guarantee of approval, of the project. The City shall not accept plans, drawings or other information related to the project except upon submittal of a formal application. The City reserves the right to reject an incomplete application.

**APPLICATION FEE STATEMENT**

All expenses pertaining to project reviews are the responsibility of the applicant. Planning review deposits and other applicable fees must be paid when submitting land use applications and accompanying materials. All fees, which are set annually by City ordinance, help cover costs incurred by the City to review the application. The City of Maple Plain often uses consulting firms to assist in the review of projects. City staff and consultant review costs are billed hourly; all other costs are billed at cost. Applicants shall be billed directly for incurred expenses upon receipt by the City. The City reserves the right to request an applicant to submit a development escrow in advance of the formal project review.

Please refer to the City's Fee Schedule for information on planning review fees and deposits, and other applicable costs.

By signing this form, the applicant recognizes his/her responsibility for any and all fees associated with the land use application from project review through to construction and release of financial guarantees for an approved project. All fees associated with a project that is denied or withdrawn remain the sole responsibility of the applicant and shall be paid upon receipt of invoice.

**I hereby understand the fee statement and responsibilities associated with this land use application:**

Authentisign  
Aaron Goldstein

07/03/25

**Applicant Signature**  
**Date**

**Owner Signature**  
**Date**

**REVIEW REQUIREMENTS**

Minnesota State Statute 15.99 requires local governments to review an application within 15 business days of its submission to determine if an application is complete and/or if additional information is required to complete the review. Once complete, a formal 60-day review period begins. The City has the ability to extend the review period an additional 60 days, if necessary, due to insufficient information or scheduling difficulties.

Please review the corresponding checklist that goes with the request as all materials are required unless waived by the City. All applications must be received by the deadline(s) attached hereto. Failure to submit by the date shown may result in a delay of the review by the Planning Commission and City Council.

- Door\_Single
- Doors\_Double
- Modular Walls

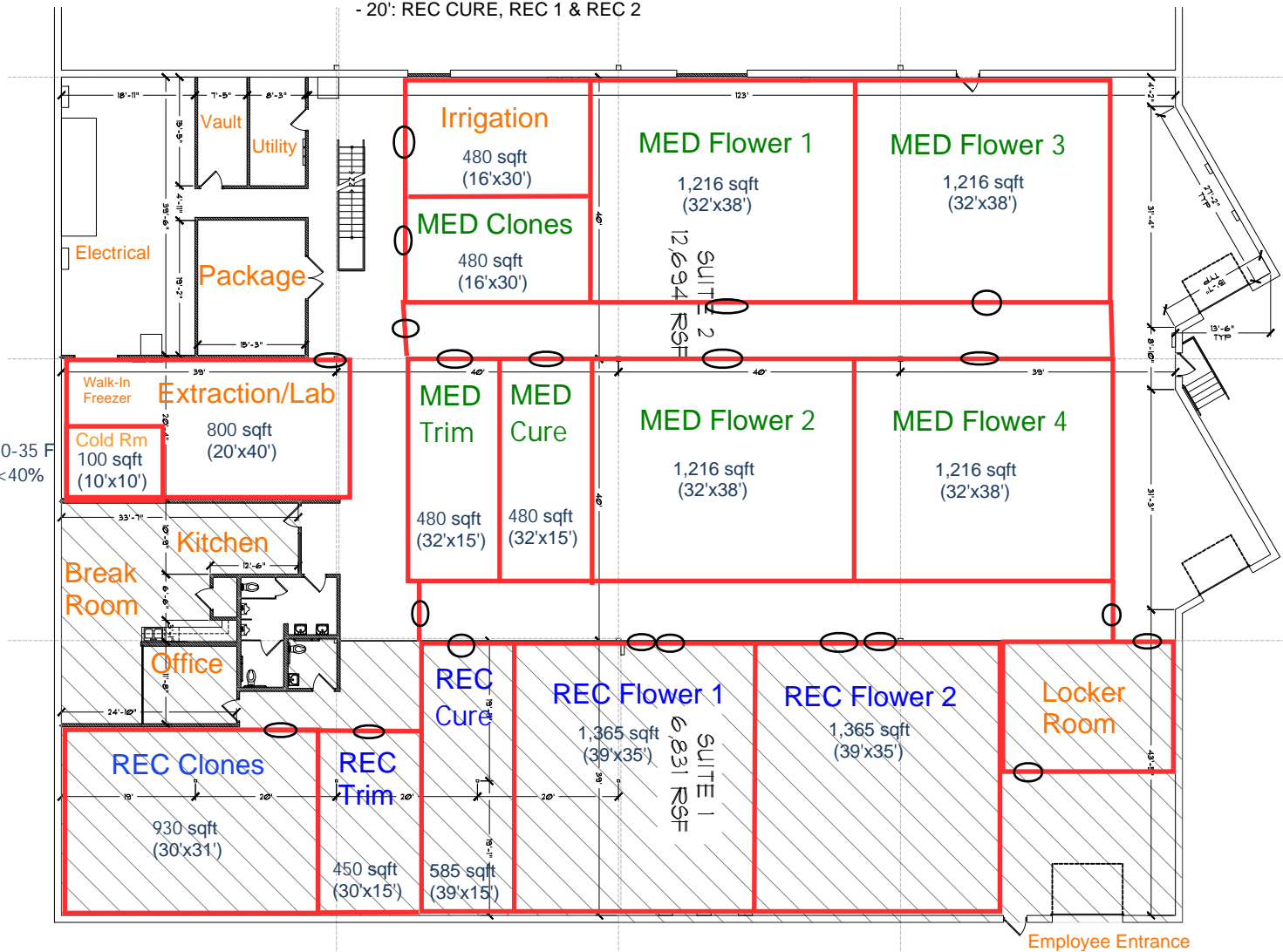
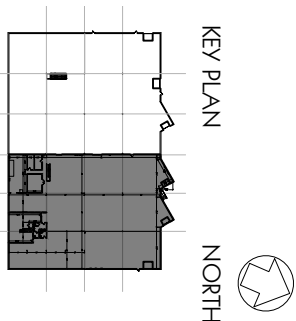
Internal Ceiling Heights  
 - 15' for ALL rooms, except:  
 - 20': REC CURE, REC 1 & REC 2

1  
A1

PROPOSED COMBINED SUITES 1 & 2  
 6,831 + 12,694 = 19,525 RSF

SCALE: AS NOTED

1 5 15 25 50



- 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

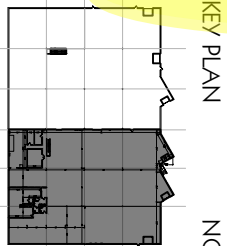
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PROPOSED COMBINED SUITES 1 & 2  
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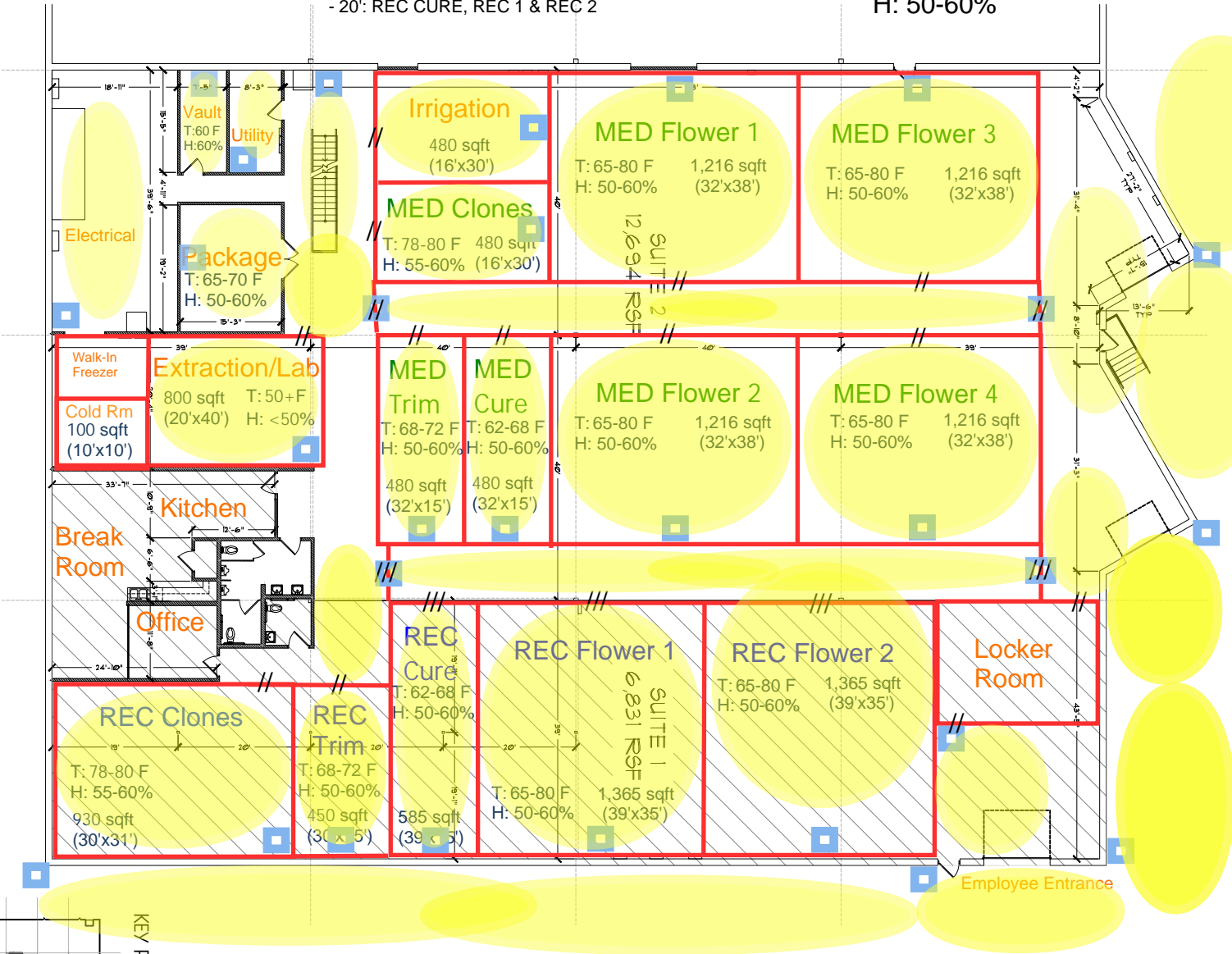
SCALE: AS NOTED

1 5 15 25 50



KEY PLAN

NORTH







July 23, 2025

Justin Seurer  
Zomer Farms, LLC  
6277 Chasewood Drive  
Eden Prairie, MN 55344

Dear Justin:

The City of Maple Plain received your application for a conditional use permit on July 9, 2025, for the property located at 5600 Pioneer Creek Drive. The City has completed a review of the submitted and identified several items/information that will need to be submitted in order for the application to be considered complete. As a formality and in accordance with Minnesota Statutes, Section 15.99, the application is not considered complete. The city will extend its review time by 60 days to ensure that the application can be fully reviewed and processed. Please note that the city will continue to process the application and expects to have the review completed prior to the permitted review time.

The following information and or submittal items should be provided to the City for the application to be found complete:

1. All commercial developments that require a building permit and all commercial conditional uses also require site plan review. The city will process both the site plan review and conditional use permit simultaneously. Please submit an updated application with both items checked and pay the requisite additional application fee.
2. Please respond to and or provide the information requested in the comments below.

The City has the following comments relating to the information submitted:

**General Comments**

- Please provide the following information relating to the use of the building and site:
  - Provide additional information describing the proposed use, processing, materials used, etc.
  - **Zomer Farms, LLC will be leasing ½ of the building located at 5600 Pioneer Creek Dr in the I-1 zone of Maple Plain for the cultivation and manufacturing of Cannabis under the Medical Combined License awarded by the State of Minnesota (*No Retail requested at this location*). Zomer Farms intends to cultivate approximately 15,000 sqft of cannabis as measured by canopy utilizing the cleanest possible techniques available for efficient growth.**

**Manufacturing of plant material will be 100% solvent free utilizing a washing method consisting of water, ice & agitation. This process produces a product commonly referred to as ‘bubble hash,’ which can then be processed further by pressing with heat plates to produce ‘Live Rosin.’**

- **Zomer Farms, LLC will sell Cannabis Flower & manufactured cannabis products (i.e., bubble hash, kief, live rosin, cartridges, etc.) via wholesale to Minnesota Retailers. We will eventually open various retail locations around the Twin Cities Metro, which will be supplied wholly by our cultivation and manufacturing facility in Maple Plain.**
- Floor plan of proposed interior space with types of uses identified (i.e., total square footage of the lease area, breakdown of the manufacturing, warehouse and office spaces).
- **Please see attached Floor Plan.**
- Describe or provide additional information that would describe any proposed interior building changes that are unique to your proposed use.

- There are very few interior structural changes needed to begin operations, other than plumbing; commercial grade sinks in the lab and the addition of floor drains in the warehouse. All modular structures on the attached floor plan are removable; i.e., not secured to the building or floor.
- Describe and illustrate any proposed changes to the exterior parking, building (i.e. doors, loading areas, ect.).
  - Locks
    - Commercial Grade secured locks will be installed on all exterior doors with electronic secured access for entry.
      - All access is recorded and preserved.
      - Employee access will be limited to areas where they work.
      - Limited personnel will have access to sensitive areas such as: Security Rooms, Storage Vaults, etc.
  - Video surveillance.
    - All video surveillance (outside & inside) will be actively recording 24 hours per day, seven days per week
      - with the capability to record for at least 8 hours after loss of power.
    - Cameras affixed to the exterior and interior of every Entry/Exit will record activity occurring within a radius of at least 20 feet;
    - Video cameras will monitor all areas where cannabis is cultivated, manufactured, stored, packaged, labeled, prepared for transfer and where cannabis waste is destroyed or made unusable.
    - Video files will be time/date stamped and stored in a secure room for a minimum of 90 days.
      - Minimum resolution of 720p at no less than 15 frames per second.
  - Motion Sensors/Exterior Lighting.
    - The State of Minnesota requires exterior lighting sufficient to record any activity within a radius of at least 20 feet around all entrances and exits.
    - We plan to install additional lighting sufficient to protect our employees and provide added deterrence to criminal behavior
    - Any additional exterior lighting will be intalled in a manner so as not to disturb surrounding businesses
  - Concrete barriers.
    - Zomer Farms will place movable concrete barriers at the Employee Entrance to prevent vehicles from driving into the door/garage door.
    - If we eventually purchase or lease the entire building, Zomer Farms will install a fence around the sides and back of the property with electronic gates on both sides for additional employee/building safety.
  - License Plate ID
    - We are looking into adding this capability.
- Total number of employees that will be employed by the business.
  - 10-20 FT and/or PT employees.

- **Maximum number of employees on site at any given time.**
  - **10-20 FT and/or PT employees.**
- **Provide any information relating to number and type of deliveries to the site per day, per week, etc.**
  - **ALL deliveries beyond general US Mail will be conducted in the rear of the building at the loading dock doors, which will be securely locked with limited key card access and monitored via multiple security cameras.**
  - **Pre-Operations Deliveries (ALL at rear loading docks):**
    - **Please note that there will be NO cannabis on site in 2025 during the Build-Out.**
      - **Cannabis will not enter the facility until anticipated ‘go-live’ on January 1, 2026.**
    - **Materials needed for initiating operations will include:**
      - **Modular structures delivered for assembly on site**
      - **Materials for cultivation & manufacturing, including but not limited to:**
        - **Modular walls;**
        - **HVAC;**
        - **Lighting;**
        - **Irrigation;**
        - **Power Generator;**
      - **Security/Surveillance.**
  - **Deliveries expected once operations go live:**
    - **Cannabis Clones and/or Seeds will be delivered at set scheduled times to rear loading docks to begin operations. All security measures to safely receive deliveries will be observed, including but not limited to: surveillance of receiving area prior to receipt of delivery; proper recording and entry of items purchased from approved vendor into Metrc before and after delivery; and secure storage of all cannabis related materials once received into the facility.**
    - **Average delivery frequency to rear loading docks once operations are underway will be 3-5 weekly and limited to smaller delivery vehicles.**
    - **We do not anticipate many, if any, large semi deliveries after operations begin in 2026.**
- **Indicate the location of and or any intended outdoor storage areas on the proposed site plan.**
  - **No outdoor storage planned at this time. When necessary, we will communicate any intention to add outdoor storage structures with the City prior to initiating the same.**
- **Provide more information relating to trash and refuse disposal associated with your business and this site. If refuse containers will be located outside, please provide more information and a detail for the proposed trash enclosure.**
  - **Standard Trash & Recycling for everyday business uses will be utilized under current City guidelines.**
  - **Specialized disposal for cannabis materials, as required by Maple Plain**

**& Minnesota OCM will be securely contained inside the building pending off-site disposal pursuant to the rules.**

- **A sign plan is required to be submitted for all multi-tenant buildings. Please provide the City with a sign masterplan indicating any proposed signage.**
  - **Zomer Farms will keep all signage limited to the front entry door for deliveries, utilizing the legal business name only; i.e., “Zomer Farms, LLC”. No other signage planned.**
- **Provide a schedule indicating timing of all proposed building and site improvements.**
  - **October 1, 2025: Anticipated final approval from City & State.**
    - **Finalize materials order for build-out.**
    - **6-8 weeks for materials to arrive at warehouse.**
  - **November 1, 2025:**
    - **Security contractor begins/completes exterior work and completes initially setup inside warehouse.**
  - **December 1, 2025:**
    - **GC begins assembly of modular rooms**
  - **December 15, 2025: Security contractor completes interior work.**
  - **December 31, 2025: Completion of Build-Out.**
  - **January 1, 2026: Begin full operations.**
- **The city will review any proposed changes to the building with both the fire department and building inspector. There may be additional comments or request for additional information based on your response.**
  - **The Mission of Zomer Farms is to cultivate and manufacture clean, chemical free cannabis. As such, we will NOT be utilizing any chemical procedures for extraction in the manufacturing process.**

Please submit all items and revised plans described or requested in this letter in order to allow the city to continue review and processing of this application. It is anticipated that the site plan review and conditional use will be reviewed by the Planning Commission on September 4, 2025. The City may have additional comments once the information requested is provided. If you have any questions, please contact me at (612) 567-8786.

Sincerely,



Mark Kaltsas, PLA  
City Planner

CC: Jacob Kolander - City Administrator