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MEMORANDUM

TO: HONORABLE MAYOR AND CITY COUNCIL
CC: JOSHUA M. TETZLAFF, CITY ADMINISTRATOR
FROM: KEN ONDICH, COMMUNITY DEVELOPMENT DIRECTOR
EVAN C. GARIEPY, PLANNER
SUBJECT: PLANNING COMMISSION SUMMARY - REQUEST FOR CONDITIONAL USE PERMIT #C1-2026 TO PERMIT A CANNABIS CULTIVATION BUSINESS IN THE MILL PROPERTY AT 100 2ND AVE SW IN THE I-1 LIGHT INDUSTRIAL ZONING DISTRICT, AS PROPOSED BY BOLD NORTH HEMP, LLC.
DATE: JUNE 29TH, 2026

Planning Commission Summary

The Planning Commission heard the above Conditional Use Permit (CUP) request at their June 24th meeting. The applicant, Bold North Hemp, LLC, is requesting a CUP to allow for a cannabis cultivation business out of the old mill property. The specific site within the building would be located at 206 2nd Ave SW, directly north of the 2 If By Sea Tactical gun range and south of the “mall” portion of the mill building.

Cannabis cultivation is a conditional use within the I-1 Light Industrial Zoning District. The applicant has a preliminary approval from the Office of Cannabis Management (OCM) for a state license. There would be no cannabis retail at the site. There would be no internal connection between the site and other parts of the mill. The site would have 24/7 security, odor mitigation technology, and would haul away all cultivation-related wastewater. Final occupancy of the site would require final approval from the OCM and a certificate of occupancy from the City following obtaining a building permit and all required inspections.

The applicant’s representatives spoke at the Planning Commission meeting and provided clarification for what the OCM requires regarding security and operation, which is also outlined in the attachment that was directly provided by the OCM. The applicants operate multiple other cannabis cultivation businesses, and work with a contractor who has opened multiple businesses between both Minnesota and Michigan. Austin Reville (2 If By Sea Tactical) stated he is not in support of the proposed business, and no other public comments were received by Staff or at the public hearing.

The Planning Commission recommended approval of the Conditional Use Permit on a unanimous vote (4-0) based on the eight findings and seventeen conditions listed in the staff report and attached resolution.

Staff Recommendation

Staff recommends approval of the attached resolution “...Approving Conditional Use Permit (#C1-2026)...”.