

ST. JAMES PLANNING COMMISSION

TO: Planning Commission Members

FROM: Brianna Sanders, Zoning Administrator

DATE: March 31, 2025

RE: Zoning Regulations For Cannabis Businesses

Request

With the passing new legislature, cities have the opportunity to set zoning regulations for cannabis businesses. There are five key issues to consider: number of registrations, hours of operation for cannabis businesses, zoning districts to allow the operation of cannabis businesses, the buffer distance from parks, schools, daycares, etc., and cost of registration. The Planning Commission can make a recommendation on the first four issues.

Proposal

City staff have reviewed a draft ordinance put together by the Office of Cannabis Management (enclosed). The draft ordinance includes the following proposed items:

Number of Registrations:

The draft ordinance includes the maximum of **2** cannabis retail businesses within the city limits of St. James.

MN State Statute requires that at least one Cannabis Retail Business Registration per every 12,500 residents, which would be a minimum of (1) one within the city limits of St. James. If the County chooses to establish their own cannabis ordinance, the City of St. James may have one cannabis retail business and there may be one within the county boundaries.

If a local government chooses to limit the number of retail registrations within its locality, options for selecting applicants could include a lottery, a first-come/first-served model, rolling approvals, and other options.

Hours of Operation for Cannabis Businesses:

8:00 AM and 10:00 PM, seven days per week

Beer/Liquor licenses allow for the sale of beer/liquor during the hours of 8:00am to 1:00am Monday through Saturday and from 12:00pm to 1:00am on Sundays.

Zoning Districts:

	B-2 Service Business	B-3 General Business	B-4 Highway Commercial Business	I-1 Planned Industrial	I-2 General Industrial
Cultivation				Permitted	Permitted
Cannabis Manufacturer				Permitted	Permitted
Hemp				Permitted	Permitted

Manufacturer					
Wholesale	Special Use	Special Use	Special Use	Permitted	Permitted
Cannabis Retail	Permitted	Permitted	Permitted	Special Use	Special Use
Cannabis Transportation				Permitted	Permitted
Cannabis Delivery				Permitted	Permitted
Low Potency Hemp Edibles Retail	Permitted	Permitted	Permitted	Special Use	Special Use
Cultivation	Special Use	Special Use	Special Use	Permitted	Permitted

Buffer Requirements:

The draft ordinance includes a buffer for retail cannabis businesses to be 500 feet from the property line of any schools, daycares, residential treatment facility, or parks that include attractions that are regularly used by minors.

It is being proposed that St. James Downtown Park, Helping Hands Park, and La Plaza de St. James are all excluded from the buffer requirements.

MN State Statute allows for the following maximum buffers: 1,000 feet of a school, or 500 feet of a day care, residential treatment facility, or an attraction within a public park that is regularly used by minors, including playgrounds and athletic fields.

	Maximum Allowable Buffer	Proposed Buffer
Schools	1000	350
Daycares	500	350
Residential Treatment Facility	500	350
Parks	500	350

Recommendations

Staff recommendation is approval of the draft ordinance.