



Norwood Young America Planning Commission
6:00 p.m., Wednesday, December 3, 2024
Norwood Young America City Council Chambers, 310 Elm St. W.
AGENDA

- | | |
|---|---|
| Jerry Barr

Timon Dammann

Mike Eggers

Bill Grundahl

Paul Hallquist

Craig Heher

Charlie Storms | <ol style="list-style-type: none"> 1. Call to Order <ol style="list-style-type: none"> A. Pledge of Allegiance 2. Adoption of Agenda 3. Approve Minutes of November 6, 2024 4. Introductions, Presentations, and Public Comment
 (Citizens may address the Planning Commission about any non-agenda item of concern. Speakers must state their name, address, and limit their remarks to three minutes. The Planning Commission will take no official action on these items but may refer the matter to staff for a future report or direct that the matter be scheduled for a future meeting.) 5. Public Hearing <ol style="list-style-type: none"> a. Zoning Ordinance Amendments – Cannabis Businesses 6. Business 7. Miscellaneous <ol style="list-style-type: none"> A. Building Permit Report 8. Next Planning Commission Meeting – Tuesday, January 7, 2025, at 6 p.m. 9. Adjourn |
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UPCOMING MEETINGS

December 9 th	City Council Meeting/TNT Public Hearing	6:00 PM
December 11 th	NYA Food Distribution	12:30 PM – 1:30 PM
December 19 th	Senior Advisory Commission Meeting	9:00 AM
December 23 rd	No City Council Meeting	
December 24 th &25 th	City Hall Closed in Observance of the Christmas Holiday	
January 1 st	City Hall Closed in Observance of New Years Day	
January 7 th	Planning and Zoning Commission Meeting	6:00 PM
January 13 th	City Council Meeting	6:00 PM

January 15 th	Park and Recreation Commission Meeting	5:30 PM
January 16 th	Senior Advisory Commission Meeting	9:00 AM
January 27 th	Workshop/City Council Meeting	5:00 PM/6:00 PM

*Norwood Young America
Planning Commission Minutes
November 6, 2024*

Present: Commissioners Craig Heher, Charlie Storms, Mike Eggers, Paul Hallquist, Bill Grundahl, Timon Dammann, Jerry Barr

Staff: Karen Hallquist, Community & Economic Dev Director, City Planner Hannah Rybak (WSB)

Public: Michael Donally (Rice Co)

1. Call to Order.

The meeting was called to order by Chair Heher at 6:00 pm. All those present stood for the Pledge of Allegiance.

2. Adoption of Agenda.

Motion: CS/JB to approve agenda with the correction of the minute month. Motion passed 6-0.

3. Approve Minutes of August 6, 2024.

Motion: ME/PH to approve the minutes as written. Motion passed 6-0.

4. Introductions, Presentations, and Public Comment – none

5. Public Hearing

a. PVS Sackett Waconia, Inc. Variance, CUP and Site Plan

Motion: CS/ME to open the public hearing at 6:02pm

Rybak presented information on the Conditional Use Permit to allow expanded outdoor storage, a Variance from the requirement that outdoor storage areas be fully fenced, and the updated site plan approval for Sackett Waconia at 680 Tacoma Blvd. All criterion was met for the review, the requests were reasonable in nature, there will be no negative impacts to existing conditions and those surrounding the area, and everything is consistent with the Comp Plan. Bolton & Menk gave an engineering review and recommended approval subject to the following conditions:

1. Site and building development must adhere to the plans submitted with this application.
2. The CUP shall be subject to annual review. A change in ownership, operations or operator shall be cause for the permit to be reviewed by the City for a determination as to whether an application for an amendment or similar consideration is necessary. Proposed owners and/or operators are encouraged to contact the City as early on as possible in the timeline for any change in ownership, operator or operations.
3. A lighting plan shall be provided, demonstrating compliance with Section 1245.08.
4. It has been indicated that the driveway on Tacoma Avenue will be an entrance only. The proposed entrance intersection should be modified to provide one-way access only. A channelized intersection should be designed for this entry point.
5. Grading is proposed north of the property line on Railroad property. A permit from the Twin Cities & Western Railroad will be required prior to work commencing.
6. SWPPP designer certification required on SWPPP sheets.
7. Where parking stalls are back-to-back, provide 20-foot stall depth.
8. Work shall not encroach on private property. Consider installing silt fence to define project boundary and property limits where adjacent to private property.
9. All proposed storm sewer will be private facilities except structure 301 to Ex-10. That pipe will need to be changed to RCP and an easement will need to be provided over that pipe.
10. Provide a profile sheet for the proposed 6-inch sewer service. Service cleanouts should be provided at 100-foot intervals.
11. Plans do not include a proposed water service. It is assumed that the existing water service is sufficient.
12. The applicant will be required to obtain Carver County Watershed Management Organization (CCWMO) approval and permitting for erosion control and stormwater management. This permit will need to include

the additional proposed storage. A copy of any permits/approvals should be submitted conditional to Final Site Plan approval. Conditions related to regional storm ponds will be reviewed and addressed by City staff.

13. The applicant will be required to obtain a General Construction Permit for Stormwater associated with Construction Activity (NPDES). A copy of the permit should be submitted conditional to Final Site Plan approval.

14. Remove boulders from Tacoma Avenue ROW.

15. The final location of fire hydrants, valves, and fire connections must be reviewed by the Fire Chief.

Motion: JB/BG to close the public hearing at 6:19pm

Motion: CS/PH to recommend approval the site plan for the Sackett Waconia Please 1 expansion project with the ten conditions as presented. Motion passed 6-0.

6. Business

7. Miscellaneous

A. Building Permit Report

8. Commissioner's Reports

CH reported on City Council:

- Railroad Street bonding
- Selling of the City Bus
- Delinquent Assessments
- NYA WWTP

9. Next Planning Commission Meeting – Tuesday, December 3, 2024, at 6 p.m.

10. Adjourn

Motion: CS/BG to adjourn at 6:23pm. Motion passed 6-0.

Respectfully Submitted,

Karen Hallquist, Community & Economic Development Director



TO: NYA Planning Commission

FROM: Hannah Rybak, Planning Consultant - WSB

DATE: November 25, 2024
Planning Commission Regular Meeting December 3, 2024

REQUEST: Zoning Ordinance Amendments – Cannabis Businesses

OVERVIEW

The State of Minnesota has passed a law allowing adult-use cannabis. This law also allows cannabis businesses to operate within Minnesota. The state established the Office of Cannabis Management (OCM) that is tasked with overseeing the rollout of cannabis in MN, and also licensing businesses.

The state has given cities the ability to place reasonable restrictions on cannabis related to time, place and manner. Cities may choose to register cannabis businesses (not license; the state licenses businesses). Alternatively, cities may delegate registration authority to the county. Responsibility for compliance checks is another function of the registration authority. The City of NYA will be delegating registration authority to Carver County.

Regardless of delegation of registration authority, the City may adopt reasonable regulations in the Zoning Ordinance. If a license holder would like to open a cannabis businesses within a city, the OCM will send a request for zoning compliance to that city. The city has 30 days to respond to the request, informing the OCM whether the proposed business location is in an acceptable zoning district.

The City Council held a work session, where cannabis-related zoning was discussed. Staff has prepared the recommendations in this report based on the discussion with the City Council and research. Some items to note:

- Based on population, the City of NYA is required to allow at least one cannabis retail business
- Carver County is planning to adopt language that would cap NYA at one cannabis retail business
- Given that the City has only 30 days to respond to a zoning compliance check, it is not recommended that the City allow cannabis businesses as a conditional use. Instead, it is recommended that any standards that the City would like to impose on cannabis businesses be stated as requirements in the Ordinance

BUFFER MAP

The State has specified features that cities may buffer cannabis businesses from, and the maximum width that each buffer may be. The attached map shows the maximum allowable buffer. The proposed language to be added to the Zoning Ordinance includes the buffers outlined below.

The properties/amenities to be buffered include:

Schools - 1000 feet from property lines

- Central High School - 531 Morse St.
- Central Elementary School - 655 7th St. SW
- St. John's Lutheran School - 27 1st St. NW

Daycare - 500 feet from property lines

- O2B Kids - 316 US Hwy 212
- 205 1st Ave. SE
- 113 Muirfield Cir.

Park Feature - 500 feet from park feature - not property lines

- Friendship Park - 316 4th Ave. SW - ball fields, tennis court, soccer field, playgrounds
- Kehrer Park - 228 Wilson St. W - playground
- NYA Legion Park - 320 Reform St. - pools, playground
- Prairie Dawn Park - 795 Barnes Lake Dr. - playground, basketball court
- South Park - 321 South St. W - basketball court, hockey rink, playground
- NYA Sports Complex - 417 Elm St. W - softball fields, playground, batting cage
- Willkommen Memorial Park - 21 Main St. E - playground

DEFINITIONS

Staff has included recommended definitions to add to 1200.04 Definitions as an attachment to this staff report.

CANNABIS RETAIL

The City must designate at least one zoning district where cannabis retail businesses may locate. Staff recommends the C-2 General Commercial District (red on the zoning map). This location is desirable because it is situated along Hwy 212. The existing shopping center is located in the C-2 District as well.

Recommended language to be added to 1230.09 C-2 General Commercial District:

- O. Cannabis retailer or cannabis medical retailer, subject to the following:
- A cannabis retail business must be registered with Carver County.
 - A cannabis business must provide evidence of a state license under Minnesota Statutes, section 342.14 and all applicable state laws and regulations.
 - All cannabis businesses must be in compliance with the provisions of Chapter XX, of the City Code and all applicable state laws and regulations related to the operation of the cannabis business.
 - Any cannabis business shall not operate within 1,000 feet from the boundary line of a school property.
 - Any cannabis business shall not operate within 500 feet from the boundary line of a daycare property.
 - Any cannabis business shall not operate within 500 feet from an attraction which is regularly used by minors within a public park.
 - Hours of Operation: A cannabis business operating in a Commercial District shall be limited to occur between the hours of nine o'clock (9:00) AM to nine o'clock (9:00) PM, except for on Sundays, which shall be limited to ten o'clock (10:00) AM to nine o'clock (9:00) PM.

- h. The cannabis business shall be conducted entirely with a principal structure and all outside storage is prohibited.
- i. All signage must comply with Subd. 11.10 Signs, and must not depict cannabis leaves, use slang terms for cannabis, or appeal to minors.

NON-RETAIL CANNABIS BUSINESSES

Non-retail cannabis businesses would include operations such as cultivation, manufacturing, processing, warehousing, wholesale, and transportation. These items are all industrial in nature. The City must designate at least one zoning district where these businesses can operate. Staff recommends the I-1 Light Industrial District. This is the only logical district within the City of NYA.

Recommended language to be added to 1230.12 I-1 Light Industrial District

- K. Cannabis Businesses: cultivator (including medical), manufacturer (including medical and low-potency Hemp edible), microbusiness, mezzobusiness, testing facility, wholesaler, and medical combined transporter, subject to the following:
 - a. A cannabis business must provide evidence of a state license under Minnesota Statutes, section 342.14 and all applicable state laws and regulations.
 - b. All cannabis businesses must be in compliance with the provisions of Chapter XX, of the City Code and all applicable state laws and regulations related to the operation of the cannabis business.
 - c. Any cannabis business shall not operate within 1,000 feet from the boundary line of a school property.
 - d. Any cannabis business shall not operate within 500 feet from the boundary line of a daycare property.
 - e. Any cannabis business shall not operate within 500 feet from an attraction which is regularly used by minors within a public park.
 - f. The cannabis business shall be conducted entirely with a principal structure and all outside storage is prohibited.
 - g. All waste and recycling containers shall be kept within a principle or accessory building.
 - h. All on-site consumption of cannabis (in a microbusiness licensed facility only) shall be entirely indoors.
 - i. Sufficient measures and means of preventing any gas, vapors, odors, smoke, debris, dust, fluids or other substances from exiting a cannabis business shall be provided for at all times.
 - j. Cannabis cultivation shall not be perceptible from the exterior of the building in which cultivation occurs.
 - k. Site, ventilation and building security plans must be submitted to the City for review and must be compliant with applicable state regulations.
 - l. Security:
 - i. Burglary alarm systems with audible and police notification components that are professionally monitored and maintained in good working condition shall be installed on all doors, windows, and access points.
 - ii. Surveillance cameras are required and must operate twenty-four (24) hours a day, seven (7) days a week, with thirty (30) day video storage, to monitor all entrances and trash receptacles, along with the interior and exterior of the premises.

- iii. Exterior lighting shall be required sufficient for observers to see and for cameras to record, that is either constantly on or activated by motion detectors, subject to the requirements of section 11-16-17 of this title.
 - iv. Deadbolt locks shall be installed and utilized on all exterior doors and locks shall be installed on all other windows or access points.
 - v. Additional security requirements including, but not limited to, security guards, steel doors, and steel window coverings shall be required as determined by city staff.
- m. Vehicles:
- i. All vehicles stored on site shall be enclosed in a secured fenced area. No non-business related vehicles shall be stored on site.

RECOMMENDED ACTION

1. Hold the public hearing on the proposed zoning ordinance amendments
2. Discuss proposed amendments
3. Make a recommendation to the City Council regarding adoption of the proposed amendments

MOTION LANGUAGE

Motion to recommend that the City Council adopt the proposed Zoning Ordinance amendments related to cannabis businesses.

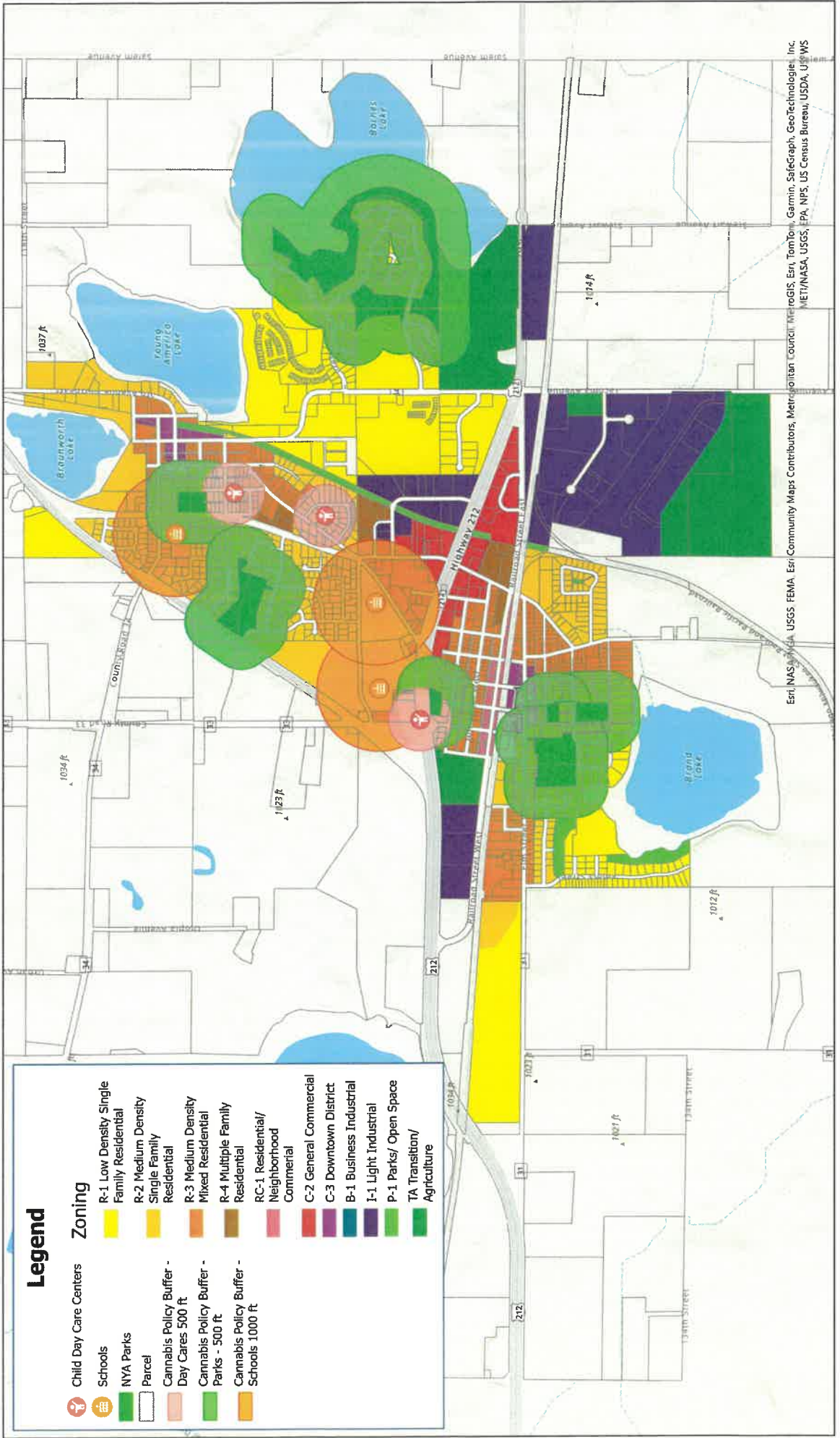
Attachments:

- Buffer Map
- 1200.04 Definitions
- 1230.09 C-2 General Commercial District
- 1230.12 I-1 Light Industrial District



CITY OF NORWOOD YOUNG AMERICA

Cannabis Policy Buffer Map



Legend

	Child Day Care Centers		Zoning
	Schools		R-1 Low Density Single Family Residential
	NYA Parks		R-2 Medium Density Single Family Residential
	Parcel		R-3 Medium Density Mixed Residential
	Cannabis Policy Buffer - Day Cares 500 ft		R-4 Multiple Family Residential
	Cannabis Policy Buffer - Parks - 500 ft		RC-1 Residential/Neighborhood Commercial
	Cannabis Policy Buffer - Schools 1000 ft		C-2 General Commercial
			C-3 Downtown District
			B-1 Business Industrial
			I-1 Light Industrial
			P-1 Parks/Open Space
			TA Transitional/Agriculture

Esri | NAS | NOAA | USGS | FEMA | Esri/Community Maps Contributors, Metropolitan Council | MicroGIS, Esri, TomTom, Garmin, SafeGraph, GeoTechnology, Inc. | MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

1200.04 Definitions. The following words and terms, as they occur in this Ordinance, shall be interpreted as herein defined.

Adult-Use Cannabis Product. As defined under Minnesota Statutes, section 342.01, subd. 4.

Cannabis Business. A cannabis microbusiness, cannabis mezzobusiness, cannabis cultivator, cannabis manufacturer, dispensary, cannabis wholesaler, cannabis transporter, cannabis testing facility, cannabis delivery services, or medical cannabis combination business licensed, or any use otherwise authorized, under Minnesota Statutes, Chapter 342.

Cannabis Cultivation. A cannabis business licensed to grow cannabis plants within the approved amount of space from seed or immature plant to mature plant, harvest cannabis flower from mature plant, package and label immature plants and seedlings and cannabis flower for sale to other cannabis businesses, transport cannabis flower to a cannabis manufacturer located on the same premises, and perform other actions approved by the office.

Cannabis delivery service. A person or entity licensed or otherwise authorized to purchase cannabis flower, cannabis products, lower-potency hemp edibles, and hemp-derived consumer products from licensed cannabis microbusinesses with a retail endorsement, cannabis mezzobusinesses with a retail endorsement, dispensaries, medical cannabis dispensaries, and medical cannabis combination businesses; transport and deliver cannabis flower, cannabis products, lower-potency hemp edibles, and hemp-derived consumable products to customers; and perform other actions pursuant to Minnesota Statutes, Chapter 342.

Cannabis or lower-potency hemp edible manufacturing. An entity licensed or otherwise authorized for the creation of cannabis concentrate and manufacture of cannabis products and hemp-derived consumer products for public consumption pursuant to Minnesota Statutes, Chapter 342, an entity licensed or authorized to purchase hemp and artificially derived cannabinoids to make hemp concentrate; manufacture artificially derived cannabinoids and hemp edibles for public consumption; package and label lower-potency hemp edibles for sale to customers; sell hemp concentrate, artificially derived cannabinoids, and lower-potency hemp edibles to other cannabis businesses and hemp businesses; and perform other actions pursuant to Minnesota Statutes, Chapter 342, or an entity in possession of a medical cannabis processor license pursuant to Minnesota Statutes, Chapter 342.

Cannabis mezzobusiness. A person or entity licensed to cultivate, manufacture, and sell products containing cannabis and related supplies and products and perform other actions authorized under a cannabis mezzobusiness license pursuant to Minnesota Statutes, Chapter 342.

Cannabis microbusiness. A person or entity licensed to cultivate, manufacture, and sell products containing cannabis and related supplies and products and perform other actions authorized under a cannabis microbusiness license pursuant to Minnesota Statutes, Chapter 342.

Cannabis Retail Business: A retail location and the retail location(s) of a mezzobusinesses with a retail operations endorsement, microbusinesses with a retail operations endorsement, medical combination businesses operating a retail location, excluding lower-potency hemp edible retailers.
Cannabis Retailer: Any person, partnership, firm, corporation, or association, foreign or domestic, selling cannabis product to a consumer and not for the purpose of resale in any form.

Cannabis Retailer: Any person, partnership, firm, corporation, or association, foreign or domestic, selling cannabis product to a consumer and not for the purpose of resale in any form.

Cannabis testing facility. A facility licensed to obtain and test immature cannabis plants and seedlings, cannabis flower, cannabis products, hemp plant parts, hemp concentrate, artificially derived cannabinoids, lower-potency hemp edibles, and hemp-derived consumer products from cannabis microbusinesses, cannabis mezzobusinesses, cannabis cultivators, cannabis manufacturers, cannabis wholesalers, lower-potency hemp edible manufacturers, medical cannabis cultivators, medical cannabis processors, medical cannabis combination businesses, and industrial hemp growers pursuant to Minnesota Statutes, Chapter 342.

Cannabis transporter. An entity licensed or otherwise authorized to transport immature cannabis plants and seedlings, cannabis flower, cannabis products, artificially derived cannabinoids, hemp plant parts, hemp concentrate, lower-potency hemp edibles, and hemp-derived consumer products from a cannabis business to a cannabis business pursuant to Minnesota Statutes, Chapter 342.

Cannabis wholesaler. An entity licensed or authorized to obtain, store, and sell or otherwise transfer cannabis or hemp seeds, plants, flower, or other products for the purpose of resale or other transfer to a cannabis business, but not to consumers, pursuant to Minnesota Statutes, Chapter 342.

Daycare. A location licensed with the Minnesota Department of Human Services to provide the care of a child in a residence outside the child's own home for gain or otherwise, on a regular basis, for any part of a 24-hour day.

Dispensary. An entity in possession of a cannabis retailer license or otherwise authorized to acquire, possess, transfer, sell, dispense, or distributes products containing cannabis and related supplies and products pursuant to Minnesota Statutes, Chapter 342.

Lower Potency Hemp Edible. As defined under Minnesota Statutes, section 342.01, subd. 50.

Lower-potency hemp edible retailer. A person or entity licensed or authorized to acquire, possess, transfer, sell, dispense, or distribute lower-potency hemp edible products and related supplies and products pursuant to Minnesota Statutes, Chapter 342.

Medical cannabis combination business. An entity authorized to cultivate, manufacture, and sell cannabis, hemp, and cannabis and hemp related supplies and products, and perform other actions authorized under a medical cannabis combination license pursuant to Minnesota Statutes, Chapter 342.

Office of Cannabis Management. State of Minnesota Office of Cannabis Management, as may be referred to as "OCM" in reference to this title.

Public Place: A public park or trail, public street or sidewalk; any enclosed, indoor area used by the general public, including, but not limited to, restaurants; bars; any other food or liquor establishment; hospitals; nursing homes; auditoriums; arenas; gyms; meeting rooms; common areas of rental apartment buildings, and other places of public accommodation.

Retail Registration. An approved registration issued by the city to a cannabis retail business.

School. A public school as defined under M.S. § 120A.05, as it may be amended from time to time, or a nonpublic school that must meet the reporting requirements under M.S. § 120A.24, as it may be amended from time to time.

State License (Cannabis). An approved license issued by the Office of Cannabis Management to a cannabis retail business.

1230.09 C-2 General Commercial District

Subd. 1 Intent. The C-2, General Commercial District is intended to recognize development opportunity and the need for commercial establishments fronting on or with direct access to major highways, a frontage road, or a major street intersecting a highway, serving area residents as well as vehicular traffic generated from the surrounding area. This District is suitable for areas planned for pure Commercial Use in the Future Land Use Map as contained in the Comprehensive Plan. (Amended by Ord No. 338, 06-28-2021)

Subd. 2 Permitted Uses. The following uses are permitted in the General Commercial District:

- A. Banking/Financial institutions.
- B. Churches and schools
- C. Commercial recreational uses.
- D. Convenience stores, without motor fuel facilities.
- E. Daycare Centers
- F. Dwelling Units, if located above the street level in non-residential structures
- G. Funeral homes/Mortuaries
- H. Garden Centers
- I. Grocery stores.
- J. Medical, professional and commercial offices.
- K. Motels/hotels
- L. Personal Services
- M. Retail Trade
- N. Standard restaurants.
- O. Cannabis retailer or cannabis medical retailer, subject to the following:
 - a. A cannabis retail business must be registered with Carver County.
 - b. A cannabis business must provide evidence of a state license under Minnesota Statutes, section 342.14 and all applicable state laws and regulations.
 - c. All cannabis businesses must be in compliance with the provisions of Chapter XX, of the City Code and all applicable state laws and regulations related to the operation of the cannabis business.
 - d. Any cannabis business shall not operate within 1,000 feet from the boundary line of a school property.
 - e. Any cannabis business shall not operate within 500 feet from the boundary line of a daycare property.
 - f. Any cannabis business shall not operate within 500 feet from an attraction which is regularly used by minors within a public park.
 - g. Hours of Operation: A cannabis business operating in a Commercial District shall be limited to occur between the hours of nine o'clock (9:00) AM to nine o'clock (9:00) PM, except for on Sundays, which shall be limited to ten o'clock (10:00) AM to nine o'clock (9:00) PM.
 - h. The cannabis business shall be conducted entirely with a principal structure and all outside storage is prohibited.
 - i. All signage must comply with Subd. 11.10 Signs, and must not depict cannabis leaves, use slang terms for cannabis, or appeal to minors.

Subd. 3 Permitted Accessory Uses. The following accessory uses are permitted in the General Commercial District.

- A. Commercial or business buildings and structures for a use accessory to the principal use;
- B. Fences, subject to Section 1245.05;
- C. Lighting, subject to Section 1245.08;
- D. Signs, subject to Section 1260;

Subd. 4 Conditional Uses. The following uses are permitted, subject to the provisions of Section 1210.06:

Principal Uses:

- A. Auto, Truck, Recreational Vehicle and Equipment Sales and Display;
- B. Automobile Service Station
- C. Convenience stores with motor fuel sales;
- D. Fast Food Restaurant
- E. Hospitals;
- F. Veterinary clinic, animal care, animal shelter, pet daycare, pet training, or animal hospital.

Accessory Uses:

- A. Recreational Facilities in association with an on-sale liquor establishment or standard restaurant.
- B. Outdoor Dining;
- C. Outdoor Storage;

Subd. 5 Interim Uses. The following uses are permitted as an interim use, subject to the provisions of Section 1210.07:

- A. Outdoor Storage

Subd. 6 Lot Requirements and Setbacks. The following requirements and setbacks are the minimum amount allowed in the C-2 District; with the exception of "Lot Coverage" which shall be the maximum amount allowed:

- A. Lot Area: 20,000 square feet
- B. Lot Width: 200 feet
- C. Lot Coverage: 80%
- D. Building Height: 35 feet (principal structure)

The lesser of 25 feet or two-thirds of the height of the principal structure (accessory structure) (Amended Ord. 344, 04/11/2022)

E. Setbacks:

Principal Structures:

- Front yard: 25 feet
- Side yard: 5 feet

Side yard: 30 feet (if adjacent to a residential district) Street side yard: 25 feet

Rear yard: 20 feet

Rear yard: 30 feet (if adjacent to a residential district)

Accessory Structures:

Front yard: not permitted in front yards Side yard: 5 feet

Street side yard: 25 feet Rear yard: 5 feet Alley rear yard: 10 feet

Subd. 7 Architectural Standards and Guidelines. Architectural Standards and Guidelines shall follow the provisions of Section 1245.03 of this Chapter.

1230.12 I-1 Light Industrial District

Subd. 1 Intent. The purpose of the I-1, Light Industrial District, is to create industrial areas within the City that will be acceptable and will not adversely affect adjacent business or residential neighborhoods. The overall character of the I-1 District is intended to have low-impact manufacturing/warehouse character. Industrial uses allowed within the District shall be either:

- A. Those whose operations are relatively free from objectionable influences; or
- B. Those whose objectionable features will be mitigated by design or appropriate devices.

This District is suitable for areas planned for Industrial Use in the Future Land Use Map as contained in the Comprehensive Plan. (Amended by Ord No. 338, 06-28-2021)

Subd. 2 Permitted Uses. The following uses are permitted in the Light Industrial District:

- A. Contractor Operations;
- B. Laboratories;
- C. Utilities (public sewer, water);
- D. Warehousing;
- E. Wholesale Trade and Showrooms
- F. Manufacturing
- G. Office Complexes
- H. Garden and Landscaping Services
- I. Vocational and Technical Schools
- J. Retail – in association with a contractor yard or wholesale trade business
- K. Cannabis Businesses: cultivator (including medical), manufacturer (including medical and low-potency Hemp edible), microbusiness, mezzobusiness, testing facility, wholesaler, and medical combined transporter, subject to the following:
 - a. A cannabis business must provide evidence of a state license under Minnesota Statutes, section 342.14 and all applicable state laws and regulations.
 - b. All cannabis businesses must be in compliance with the provisions of Chapter XX, of the City Code and all applicable state laws and regulations related to the operation of the cannabis business.
 - c. Any cannabis business shall not operate within 1,000 feet from the boundary line of a school property.
 - d. Any cannabis business shall not operate within 500 feet from the boundary line of a daycare property.
 - e. Any cannabis business shall not operate within 500 feet from an attraction which is regularly used by minors within a public park.
 - f. The cannabis business shall be conducted entirely with a principal structure and all outside storage is prohibited.
 - g. All waste and recycling containers shall be kept within a principle or accessory building.
 - h. All on-site consumption of cannabis (in a microbusiness licensed facility only) shall be entirely indoors.

- i. Sufficient measures and means of preventing any gas, vapors, odors, smoke, debris, dust, fluids or other substances from exiting a cannabis business shall be provided for at all times.
- j. Cannabis cultivation shall not be perceptible from the exterior of the building in which cultivation occurs.
- k. Site, ventilation and building security plans must be submitted to the City for review and must be compliant with applicable state regulations.
- l. Security:
 - i. Burglary alarm systems with audible and police notification components that are professionally monitored and maintained in good working condition shall be installed on all doors, windows, and access points.
 - ii. Surveillance cameras are required and must operate twenty-four (24) hours a day, seven (7) days a week, with thirty (30) day video storage, to monitor all entrances and trash receptacles, along with the interior and exterior of the premises.
 - iii. Exterior lighting shall be required sufficient for observers to see and for cameras to record, that is either constantly on or activated by motion detectors, subject to the requirements of section 11-16-17 of this title.
 - iv. Deadbolt locks shall be installed and utilized on all exterior doors and locks shall be installed on all other windows or access points.
 - v. Additional security requirements including, but not limited to, security guards, steel doors, and steel window coverings shall be required as determined by city staff.
- m. Vehicles:
 - i. All vehicles stored on site shall be enclosed in a secured fenced area. No non-business related vehicles shall be stored on site.

Subd. 3 Permitted Accessory Uses. The following accessory uses are permitted in the Light Industrial District.

- A. Commercial or business buildings and structures for a use accessory to the principal use.
- B. Fences, subject to Section 1245.05
- C. Lighting, subject to Section 1245.08

Subd. 4 Conditional Uses. The following uses are permitted, subject to the provisions of Section 1210.06:

Principal Uses:

- A. Antennas, satellite dishes, communication and radio towers;
- B. Adult Uses providing they are located on lots which do not abut U.S. Highway 212.
- C. Minor Auto Repair, subject to standards contained in Section 1230.12, Subd. 4 pertaining to accessory outdoor storage, as may be amended, provided:
 - i. Fencing and screening. When abutting a property used for residential purposes a landscaped buffer sufficient to screen the use from the adjacent residence at all times of the year shall be provided.

- ii. No vehicle or equipment shall be parked on the premises other than those utilized by employees, used by the business, or awaiting service. No vehicle or equipment shall be parked or be waiting service longer than fifteen (15) days. Vehicles and equipment, if required to be licensed, shall display current licenses.
 - iii. Junk yards and/or auto salvage is prohibited.
 - iv. Exterior storage other than vehicles and equipment being repaired shall be limited to service equipment and incidental, seasonal, and occasional items offered for sale.
 - v. The storage of new tires, batteries and other such items for sale outside the building is allowed during hours of business operation.
 - vi. Business activities such as automatic car and truck wash, rental of vehicles, equipment or trailers, and general retail sales may be allowed.

 - vii. Outdoor storage of used tires may be allowed, provided tires are stored in a completely enclosed structure approved by the City and a written plan to regularly dispose of used tires is filed with the application for conditional use permit required under this Section.
- D. Major Auto Repair, subject to standards contained in Section 1230.12, Subd. 4 pertaining to accessory outdoor storage, as may be amended, provided:
- i. Fencing and screening. When abutting a property used for residential purposes a landscaped buffer sufficient to screen the use from the adjacent residence at all times of the year shall be provided. When abutting a commercial property a fence is required.
 - ii. No vehicle or equipment shall be parked on the premises other than those utilized by employees, used by the business, or awaiting service. Vehicles and equipment, if required to be licensed, shall display current licenses.
 - iii. Junk yards and/or auto salvage is prohibited.
 - iv. Exterior storage other than vehicles and equipment being repaired shall be limited to service equipment and incidental, seasonal, and occasional items offered for sale.
 - v. Business activities such as automatic car and truck wash, rental of vehicles, equipment or trailers, and general retail sales may be allowed. Outdoor storage of used tires may be allowed, provided tires are stored in a completely enclosed structure approved by the City and a written plan to regularly dispose of used tires is filed with the application for conditional use permit required under this Section.
- E. Non-Passenger Auto Repair such as semi-truck repair, large equipment repair, agricultural equipment repair, boat repair, and marine equipment repair, provided:
- i. Fencing and screening. When abutting a property used for residential purposes a landscaped buffer sufficient to screen the use from the adjacent residence at all times of the year shall be provided. When abutting a commercial property a fence is required.
 - ii. No vehicle or equipment shall be parked on the premises other than those utilized by employees, used by the business, or awaiting service. No vehicle or equipment

shall be parked or be waiting service longer than fifteen (15) days. Vehicles and equipment, if required to be licensed, shall display current licenses.

- iii. Junk yards and/or auto salvage is prohibited.
 - iv. Exterior storage other than vehicles and equipment being repaired shall be limited to service equipment and incidental, seasonal, and occasional items offered for sale.
 - v. The storage of new tires, batteries and other such items for sale outside the building is allowed only during hours of business operation.
 - vi. Business activities such as automatic car and truck wash, rental of vehicles, equipment or trailers, and general retail sales may be allowed. Outdoor storage of used tires may be allowed, provided tires are stored in a completely enclosed structure approved by the City and a written plan to regularly dispose of used tires is filed with the application for conditional use permit required under this Section.
- F. Veterinary clinic, animal care, animal shelter, pet daycare, pet training, or animal hospital.
- G. Mini Storage / Auto Condos

Accessory Uses:

- A. Freight and yard equipment;
- B. Outdoor Auto, Truck, Recreational Vehicle and Equipment Sales and Display;
- C. Outdoor Storage;
- D. Barbed-wire Fencing

(Amended 8-26-19, Ord. 321)

Subd. 5 Lot Requirements and Setbacks. The following requirements and setbacks are the minimum amount allowed in the I-1 District, with the exception of "Lot Coverage" which shall be the maximum amount allowed:

- A. Lot Area: 87,120 square feet (2 acres)
- B. Lot Width: 200 feet
- C. Lot Coverage: 80%
- D. Building Height: 40 feet (principal structure)
(Amended Ord. 376, 08/26/2024)
- E. Setbacks:

Principal Structures:

- Front yard: 30 feet
- Side yard: 10 feet
- Street side yard: 30 feet
- Rear yard: 30 feet
- Rear yard: 50 feet (if adjacent to a residential district)

Accessory Structures:

Front yard: not permitted in front yards

Side yard: 10 feet

Street side yard: 30 feet

Rear yard: 10 feet

Alley rear yard: 10 feet

Subd. 6 Architectural Standards and Guidelines for the I-1 District.

A. Exterior Wall Finish.

1. Required Materials. All exterior wall finishes on any building structure shall be constructed of the following materials or combination of materials:
 - a. Brick
 - b. Stone
 - c. Glass
 - d. Textured masonry units
 - e. Wood, consisting of lap siding and painted
 - f. Stucco
 - g. Tilt up concrete panels
 - h. Prefabricated steel or sheet metal panels or pre-engineered buildings, subject to the accent materials requirements in subsection (2) below. The lot shall be landscaped as required by the City which solely reserves the right to require additional landscaping in exchange for allowing the pre-engineered or prefabricated application.
 - i. Fiber cement or cement/concrete board lapsiding
 - j. Metal subject to the accent materials requirements in subsection (2) below, and the following limitations:
 - Aluminum is prohibited in any form.
 - Minimum metal gauge of 24.
 - Metal roofing shall feature standing seams, concealed fasteners, and guards above building openings to prevent snow from accumulating in entrances.
2. Accent Materials. When required based on subsection (1) above, accent material must occupy up to 25 percent of a building's street-facing façade(s). These may include:
 - a. Brick
 - b. Stone
 - c. Textured masonry units
 - d. Stucco
 - e. Windows
 - f. Doors
 - g. Canopy, portico, overhang or arch over the main entry

