

**WACONIA PLANNING COMMISSION MEETING AGENDA**



**Thursday, June 4, 2026  
6:30 PM**

**VISION STATEMENT**

**A thriving, connected community with deep roots: a great place to live for a lifetime.**

**MISSION STATEMENT**

**A city that leads, serves, and governs to enhance the quality of life for all community members.**

CHAIR: CHAD GENZ  
MEMBER: JOE POLUNC  
MEMBER: BRUCE PAULSEN  
MEMBER: DARYL PETERSON  
MEMBER: JACOB WECKMAN  
ALTERNATE: SIMON MALINSKI

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**NOTE: TO ENSURE THAT YOU ARE PRESENT FOR ITEMS OF INTEREST,  
PLEASE BE PRESENT AT 6:30 P.M.**

Those with items on the agenda should reach out to their staff contact. Others who wish to participate in the meeting, please contact the Community Development Director at 952-442-3106 or [lbraaten@waconia.mn.gov](mailto:lbraaten@waconia.mn.gov) to make certain that you are called upon during the meeting.

- 1. CALL MEETING TO ORDER AND ROLL CALL**
- 2. ADOPT AGENDA**
- 3. APPROVAL OF MINUTES**
  - 1) May 7th, 2026 Planning Commission Meeting Minutes
- 4. NEW BUSINESS**
  - 1) **PUBLIC HEARING — Amend Sections 900.05.7, B-1, Highway Business District, Section 900.06.1.D Cannabis Retail Business Buffer Requirements and Section 900.11, Uses Permitted by Conditional Use Permit (CUP) and Interim Use Permit (IUP)**

Open public hearing.  
Motion to close the public hearing.  
Recommend approval or denial of the proposed amendment to allow cannabis micro and mezzobusinesses as an interim use in the B-1, Highway Business District and

reduce the cannabis retail business buffer requirements.

**5. OLD BUSINESS**

**6. OTHER**

**1) Staff Update**

**7. ADJOURN**



## REQUEST FOR PLANNING COMMISSION ACTION

<b>Meeting Date:</b> June 4, 2026	
<b>Item Name:</b> 3.1. May 7th, 2026 Planning Commission Meeting Minutes	
<b>Originating Dept:</b>	
<b>Presented By:</b>	
<b>Previous Council Action:</b>	
<b>Item Type:</b>	
<b>RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED:</b> Approve the May 7th, 2026 Planning Commission Meeting Minutes	
<b>EXPLANATION OF AGENDA ITEM:</b>	
<b>ATTACHMENTS:</b> 1. May 7 2026 Planning Commission Meeting Minutes	
<b>FINANCIAL IMPLICATIONS:</b>	<b>ADVISORY BOARD RECOMMENDATIONS:</b>
Funding Sources & Uses:	Planning Commission:
Budget Information:	Park Board:
_____ Budgeted	Personnel Committee:
_____ Non-Budgeted	Other: More sample text.
_____ Amendment Required	

**CITY OF WACONIA**  
**MAY 7, 2026**

**1. CALL MEETING TO ORDER AND ROLL CALL**

Pursuant to due call and notice thereof, the meeting of the Planning Commission of the City of Waconia was called to order by Commissioner Chair Genz at 6:30 PM.

The following Commissioners were present: Planning Commission Member Genz, Planning Commission Member Polunc, Planning Commission Member Paulsen, Planning Commission Member Peterson, Planning Commission Member Malinski

The following Commissioners were absent: Planning Commission Member Weckman

The following Commissioners were present but not voting: None

**2. ADOPT AGENDA**

Braaten said there were no changes to the agenda.

A motion was made by Commissioner Paulsen to adopt the agenda.  
Seconded by Commissioner Peterson.

**MOTION CARRIED**

**3. APPROVAL OF MINUTES**

Motion made by Commissioner Polunc to approve the April 9th minutes.  
Seconded by Commissioner Paulsen.

**MOTION CARRIED**

**1) April 9, 2026, Planning Commission Meeting Minutes**

**4. NEW BUSINESS**

**1) SITE PLAN UPDATE – Water Treatment Plant No. 4**

Braaten introduced this agenda item as more of an informational piece to keep everyone in the loop regarding the progress of the new water treatment plant. He brought up the map and indicated the existing site. He also described the infrastructure of the plant as well as the neighborhoods that would be serviced. Discussion followed about the business park that is planned to the east of the subject property. The future business park shows that it will be approximately 126 acres. A short discussion followed regarding what that would look like. Further discussion followed.

**5. OLD BUSINESS**

There was no old business.

## 6. OTHER

### 1) Staff Update

Braaten updated the Commission on the following items:

1. The City owned former UFC site planning process will hold a public open house on June 2nd to get input from the community.
2. Went over the new home number TYD.
3. The Wilford mixed use project downtown has received its certificate of occupancy.
4. June 4th is the next Planning Commission meeting. The agenda could include an ordinance amendment related to cannabis.
5. Talked about the 2050 Comprehensive Plan with proposals going out next month to get a consultant on board and from there lay out timelines.
6. The Elm Creek Ridge residential development will grading starting in June.
7. The Woodland Trail residential development was approved and work should be starting this summer as well.
8. With the Woodland Trail project a regional lift station will be installed along with some planned significant trail connections.

## 7. ADJOURN

A motion was made by Commissioner Paulsen to adjourn the meeting.

Seconded by Commissioner Peterson.

**MOTION CARRIED**

## 8. WORK SESSION - SHORELAND FLEXIBILITY ORDINANCE



## REQUEST FOR PLANNING COMMISSION ACTION

<b>Meeting Date:</b>	June 4, 2026
<b>Item Name:</b>	4.1. PUBLIC HEARING — Amend Sections 900.05.7, B-1, Highway Business District, Section 900.06.1.D Cannabis Retail Business Buffer Requirements and Section 900.11, Uses Permitted by Conditional Use Permit (CUP) and Interim Use Permit (IUP)
<b>Originating Dept:</b>	Community Development
<b>Presented By:</b>	
<b>Previous Council Action:</b>	
<b>Item Type:</b>	Regular Session
<b>RECOMMENDATIONS/COUNCIL ACTION/MOTION REQUESTED:</b> Open public hearing. Motion to close the public hearing. Recommend approval or denial of the proposed amendment to allow cannabis micro and mezzobusinesses as an interim use in the B-1, Highway Business District and reduce the cannabis retail business buffer requirements.	
<b>EXPLANATION OF AGENDA ITEM:</b>	
<b><u>APPLICANT INFORMATION</u></b>	
<b>Applicant:</b> Charlie Levine, Laketown Farms, LLC	
<b><u>REQUEST</u></b>	
The applicant, Charlie Levine, has submitted an Ordinance Amendment application proposing to amend Section 900.05.7, B-1, Highway Business District; Section 900.06.1.D. Cannabis Retail Business Buffer Requirements; and Section 900.11, Uses Permitted by Conditional Use Permit (CUP) and Interim Use Permit (IUP). Specifically, the applicant is proposing amendments to the B-1, Highway Business District to allow cannabis mezzobusinesses and cannabis microbusinesses as an interim use in the district. Additionally, the amendments propose reductions to the retail buffer setbacks from both school parcels and park parcels.	
<b><u>APPLICABLE ORDINANCE PROVISIONS:</u></b>	
1. Section 515, Use of Cannabis in Public Places 2. Section 900.04, Definitions 3. Section 900.05.7. B-1, Highway Business District 4. Section 900.06.1.D, Cannabis Retail Business Buffer Requirements 5. Section 900.11, Uses Permitted by Conditional Use Permit (CUP) and Interim Use Permit (IUP)	
<b><u>DEFINITIONS:</u></b>	
<i>Cannabis business</i> has the meaning given it in Minn. Stat. § 342.01, subd. 14. <i>Cannabis mezzobusiness</i> means a vertically integrated license offered by the OCM that allows a license holder to cultivate (fifteen thousand (15,000) square foot plant canopy limit), manufacture, and sell cannabis and related products.	

Cannabis microbusiness means a vertically integrated license offered by the OCM that allows a license holder to cultivate (five thousand (5,000) square foot plant canopy limit), manufacture, and sell cannabis and related products.

Cannabis retail business means the retail location(s) of a: i) cannabis mezzobusiness with a retail operations endorsement; ii) a cannabis microbusiness with a retail operations endorsement; iii) a medical cannabis combination businesses operating a retail location; or iv) a lower-potency hemp edible retailer.

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

Conditional use means those occupations, vocations, skills, arts, businesses, professions, or uses specifically designated in each zoning use district, which for the respective conduct or performance in such designated use districts may require reasonable, but special, peculiar, unusual or extraordinary limitations, facilities, plans, structures, thoroughfares, conditions, modification or regulations in such use district for the promotion or preservation of the general public welfare, health, convenience, or safety therein and in the county, and therefore may be permitted in such use district only by a conditional use permit (CUP).

District refers to a specific zoning district as described in the zoning ordinance.

Interim use means a use, allowed on an interim or temporary basis, consistent with the zoning ordinance. An interim use shall have a known termination date.

Lower-potency hemp edible has the meaning given it under Minn. Stat. § 342.01, subd. 50.

Medical cannabis combination business has the meaning given it in Minn. Stat. § 342.515.

OCM means the Minnesota Office of Cannabis Management.

Use, permitted means a use which conforms with the requirements of the zoning district within which it is located.

### **BACKGROUND:**

The Ordinance Amendment is in response to conversations with the applicant related to the possible acquisition of 1320 Mill Lane. Specifically, our current City Code language as drafted would not allow cannabis micro and mezzo businesses in the B-1, Highway Business District. Additionally, our current buffer requirements from both the Waconia Middle School and the park setback from Bent Creek Park would prohibit cannabis retail in this location.

### **ORDINANCE AMENDMENT ANALYSIS:**

1. The City Council adopted our cannabis related ordinances in December of 2024, subsequent to the Minnesota Legislature passing a comprehensive bill to legalize adult use cannabis back in 2023. In summary, our City Code allows the following:

a. Cannabis **Retail** Business in the B-1, Highway Business District, the B-2, General Business District, and the B-3, Central Business District as a permitted use with special restrictions subject to the buffer requirements set forth in City Code, which in summary include:

- i. 1,000 feet from a school property
- ii. 500 feet from a license day care property
- iii. 500 feet from a residential treatment facility
- iv. 500 feet from an attraction used by children in a public park

b. Cannabis Businesses licensed or endorsed for **cultivation, manufacturing, wholesale, transportation or delivery** are allowed as a permitted use with special restrictions in the I-1,

Industrial Park District and the I-2, General Industrial District.

c. **Medical Cannabis** combination businesses are allowed as a permitted use with special restrictions in the I-1, Industrial Park District and the I-2, General Industrial District.

d. Businesses licensed or endorsed for **low-potency hemp edible manufacturer** are allowed as a permitted use with special restrictions in the I-1, Industrial Park District and the I-2, General Industrial District.

2. The current city code, as an oversimplification, allows retail use in the highway commercial and downtown districts if you meet the buffer requirements. Additionally, the buffers are not applicable for the sale of low-potency hemp edibles. All manufacturing, growing, etc. is allowed in our industrially zoned properties, but our City Code does not allow retail sales in our industrial parks.

3. To help inform the conversation staff have created some buffer maps showing existing cannabis retail setbacks and possible buffer setback amendments. The buffer setback options are not a recommendation but rather an example of the current condition versus what additional properties may become available cannabis retail options if the buffers were to be reduced (see attached).

4. Generally speaking, based on a review of the existing and example buffer maps our existing buffers allow for approximately 9 properties that conform to the buffers and zoning required for a cannabis retail location. These properties are scattered throughout the community, with some along Hwy. 5 and the others downtown.

5. As a point of consideration, if the Planning Commission and Council were to reduce the buffers to 500 ft. from a school property and 250 from a park and/or park attraction, there would be approximately 54 properties that would conform to the buffers and zoning required for a cannabis retail location. The majority of these properties would be located near Mackenthun's and Waconia Dodge, seven near the Target development and over 25 properties within the downtown district.

6. Please note that even with the buffer reduction example that includes 500 ft. from a school and 250 ft. from a park/park activity area, the subject property at 1320 Mill Lane would still not meet the retail buffer requirements as the measurement is made from the property boundaries. If the Planning Commission and City Council are interested in a possible amendment to the buffers it could also be an option to measure the required buffers from structure (i.e. school) to structure (i.e. the principal structure at 1320 Mill Lane).

7. Helpful information related to buffers is also included on the City Website on the Cannabis Licensing page. I have provided a link below for convenience.

a. <https://www.waconiamn.gov/573/Cannabis-Licensing>

8. The applicant is requesting an amendment to allow cannabis microbusinesses and cannabis mezzobusinesses as an interim use in the B-1, Highway Business District. An interim use is similar to a conditional use but requires a known termination date. Any consideration of approval should clarify if this use should be an interim or conditional use.

9. The draft language has been submitted to the City Attorney for review and comment. Staff will provide the City Attorney comments when received, or at the meeting on June 4th, 2026.

10. Based on the population of the City of Waconia, and the City Code adopted, only two cannabis retail locations are allowed. To date we have had a lot of interest, and one application submitted, but we have not issued a cannabis retail license.

**PUBLIC NOTICE/COMMENT:**

The notice was published in the WACONIA PATRIOT on May 21st, 2026, and posted at Waconia City Hall. To date no public hearing comments have been received.

**RECOMMENDATION:**

The Planning Commission is required to hold a public hearing to discuss the proposed draft ordinance language. The Planning Commission should review the attached information and make a recommendation to the City Council, which would be considered at their upcoming meeting on June 15th, 2026.

**ATTACHMENTS:**

1. Proposed Ordinance Amendment & Interim Use Permit Consideration
2. Public Hearing\_Cannabis Ord Amend
3. Maps with Buffers

<b>FINANCIAL IMPLICATIONS:</b>	<b>ADVISORY BOARD RECOMMENDATIONS:</b>
Funding Sources & Uses: Budget Information: _____ Budgeted _____ Non-Budgeted _____ Amendment Required	Planning Commission: _____ Park Board: _____ Personnel Committee: _____ Other: More sample text. _____

## **Proposed Ordinance Amendment & Interim Use Permit Consideration**

### **Laketown Farms, LLC – Relocation to 1320 Mill Lane, Waconia, Minnesota**

City of Waconia  
Attn: Lane L. Braaten  
Community Development Director  
201 South Vine Street  
Waconia, MN 55387

Dear Mr. Braaten and Members of the Planning Commission,

Thank you for taking the time to discuss the City's cannabis ordinance and the future relocation plans for Laketown Farms, LLC. We appreciate the City's thoughtful and cautious approach to implementing cannabis regulations in Waconia and value the opportunity to collaboratively discuss a path forward that aligns with the City's planning objectives, public safety priorities, and economic development goals.

Laketown Farms, LLC is a locally owned and operated Minnesota cannabis microbusiness currently licensed through the Minnesota Office of Cannabis Management (OCM). Our ownership group has operated compliant hemp and ingredient processing operations in Waconia for several years under Hemp Acres and Laketown Mills, maintaining strong regulatory compliance, professional operations, and significant investment within the community.

We are respectfully requesting the City consider targeted amendments to the cannabis zoning ordinance that would allow Laketown Farms to relocate operations to the former J. Carver Distillery property located at 1320 Mill Lane.

The proposed relocation would allow for the adaptive reuse of an existing commercial facility while preserving local investment, jobs, tax base, and long-term economic activity within Waconia.

### **Background of Proposed Relocation**

The property located at 1320 Mill Lane is currently zoned B-1 Highway Business District. Under the City's existing cannabis ordinance, retail cannabis operations are conditionally permitted within B-1 districts. However, the current 1,000-foot buffer requirements from schools and parks effectively restrict the property from qualifying despite its otherwise appropriate commercial location and operational compatibility.

Additionally, while retail cannabis operations may be considered within B-1 zoning, cultivation and manufacturing activities are currently limited exclusively to industrial districts. Because Laketown Farms operates under a state-issued microbusiness license structure that integrates retail, manufacturing, and indoor cultivation under one operational framework, the current ordinance unintentionally prevents otherwise compatible adaptive reuse opportunities at commercially appropriate properties such as 1320 Mill Lane.

To address these issues in a limited and controlled manner, we respectfully request consideration of the following ordinance modifications.

## **Request #1 – Modification of Cannabis Buffer Requirements**

We respectfully request the City evaluate reducing the current cannabis setback requirements from schools and parks from 1,000 feet to a range of approximately 300–500 feet, or alternatively revise the measurement methodology to better reflect practical land-use conditions.

We fully understand and support the City’s goal of maintaining appropriate separation between cannabis businesses and sensitive uses. However, the current setback distances may unintentionally function as a practical prohibition on otherwise appropriate commercial properties within the B-1 district due to overlapping park and school buffer areas throughout the City.

State-licensed cannabis businesses in Minnesota operate under substantial regulatory oversight, including:

- Age-restricted entry requirements
- Mandatory surveillance systems
- Inventory tracking through METRC
- Security and alarm monitoring
- Product testing requirements
- Restricted operating procedures
- State compliance inspections

Modern cannabis retail operations function more similarly to regulated pharmacies or controlled adult-use retailers than traditional nuisance uses. Furthermore, the proposed location is a destination commercial property rather than a neighborhood storefront or pedestrian-oriented school-adjacent business.

We respectfully believe that refining the setback standards would still preserve the City’s intent while allowing limited flexibility for commercially appropriate sites.

We also request the City evaluate how many B-1 parcels would realistically become eligible under modified setbacks. Based on the City’s existing park and school geography, we believe only a limited number of commercially developed parcels would qualify, thereby avoiding unintended widespread expansion of cannabis retail locations.

Importantly, the City's existing limitation of two retail registrations would remain unchanged, further ensuring controlled and limited market presence.

## **Request #2 – Allow Cannabis Microbusiness and Mezzobusiness Operations in B-1 Through an Interim Use Permit (IUP)**

Rather than pursuing rezoning of the property, we respectfully request the City consider allowing cannabis microbusiness or mezzobusiness operations that include manufacturing and indoor cultivation activities within the B-1 Highway Business District through an Interim Use Permit process.

We believe the Interim Use Permit structure provides the City with the most balanced and controlled approach because it allows case-by-case review and ongoing oversight while preserving flexibility for the City to impose operational conditions tailored to each site.

This approach would allow the City to maintain control over:

- Security requirements
- Odor mitigation standards
- Lighting controls
- Traffic management
- Hours of operation
- Signage limitations
- Operational review standards
- Compliance enforcement mechanisms

Importantly, the former J. Carver Distillery property is uniquely suited for this type of use due to its existing infrastructure, commercial character, parking capacity, and prior history of regulated production activities.

The site previously supported alcohol production, processing, tasting room operations, and public visitation. We believe a professionally operated cannabis microbusiness would be operationally compatible with the property and, in many respects, less impactful than previously permitted uses.

## **Security & Operational Commitment**

Security and compliance remain top priorities for Laketown Farms. If approved, the proposed facility would incorporate extensive operational controls including:

- 24/7 monitored surveillance systems
- Controlled access entry systems
- Restricted employee access areas

- State-compliant inventory tracking
- Commercial alarm systems
- Secure storage vaults
- Exterior lighting and monitoring
- Professional compliance management

Cannabis facilities are among the most heavily monitored and regulated commercial operations in Minnesota, and we are committed to operating at the highest professional standard.

## **Economic Development & Community Benefit**

The proposed relocation would provide several long-term benefits to the City of Waconia, including:

- Adaptive reuse of an existing commercial facility
- Retention of a locally owned business within Waconia
- Continued private investment within the community
- Job creation and retention
- Increased commercial tax base utilization
- Productive reuse of a currently underutilized property

Laketown Farms is committed to being a long-term, compliant, and community-oriented business partner within Waconia.

We respectfully request the opportunity to continue discussions with City staff and the Planning Commission regarding these proposed ordinance amendments and potential Interim Use Permit framework considerations.

Thank you again for your time, guidance, and consideration.

Sincerely,  
Charlie Levine

CITY OF WACONIA, MN  
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Planning Commission of the City of Waconia, MN, will hold a public hearing on June 4<sup>th</sup>, 2026, at 6:30 p.m., at the Waconia City Hall, 201 South Vine Street, Waconia, MN, to consider proposed amendments to City of Waconia Ordinance Section 900.05.7, B-1, Highway Business District; Section 900.06.1.D. Cannabis Retail Business Buffer Requirements; and Section 900.11, Uses Permitted by Conditional Use Permit (CUP) and Interim Use Permit (IUP).

The language, submitted by Charlie Levine, proposes amendments to the B-1, Highway Business District to allow cannabis mezzobusinesses and cannabis microbusinesses as an interim use in the district. Additionally, the amendments propose reductions to the retail buffer setbacks from both school parcels and park parcels.

Pertinent information pertaining to this request is available at City Hall. Interested persons may submit written or oral comments pertaining to this matter any time prior to the hearing, or at the hearing on June 4<sup>th</sup>, 2026. Written comments will be distributed to the Planning Commission for review and consideration. Please submit written comments by mail, email or in person as follows:

Mail/in person: Attention: Lane L. Braaten, 201 South Vine Street, Waconia, MN 55387  
Email: [lbraaten@waconiamn.gov](mailto:lbraaten@waconiamn.gov)

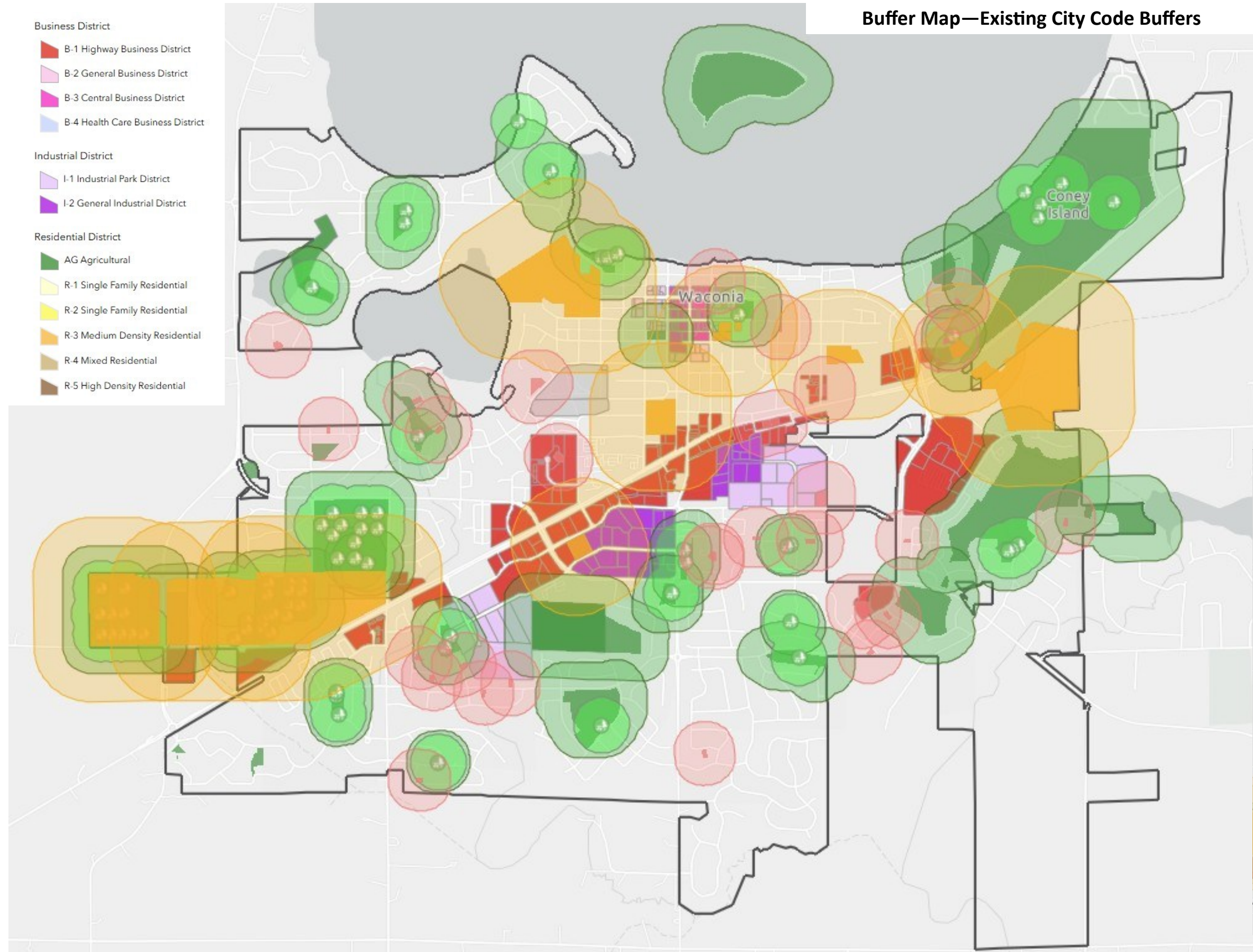
By: WACONIA PLANNING COMMISSION  
ATTEST: Lane L. Braaten, Community Development Director

(Published in the Waconia Patriot May 21<sup>st</sup>, 2026)

# Buffer Map—Existing City Code Buffers

- Business District**
  - B-1 Highway Business District
  - B-2 General Business District
  - B-3 Central Business District
  - B-4 Health Care Business District
- Industrial District**
  - I-1 Industrial Park District
  - I-2 General Industrial District
- Residential District**
  - AG Agricultural
  - R-1 Single Family Residential
  - R-2 Single Family Residential
  - R-3 Medium Density Residential
  - R-4 Mixed Residential
  - R-5 High Density Residential

- Daycare Parcels
- Daycare Buffer 500 ft
- School Parcels
- School Buffer 1000 ft
- Parks Activities
- Park Activities Buffer 500 ft
- Parks
- Parks Buffer 500 ft



Business District

- B-1 Highway Business District
- B-2 General Business District
- B-3 Central Business District
- B-4 Health Care Business District

Industrial District

- I-1 Industrial Park District
- I-2 General Industrial District

Residential District

- AG Agricultural
- R-1 Single Family Residential
- R-2 Single Family Residential
- R-3 Medium Density Residential
- R-4 Mixed Residential
- R-5 High Density Residential

### Buffer Map—EXAMPLE #1 Buffers

School = 750 ft. buffer

Parks = 350 ft. buffer

Daycare Parcels



Daycare Buffer 500 ft



School Parcels



School Buffer 750 ft



Parks Activities



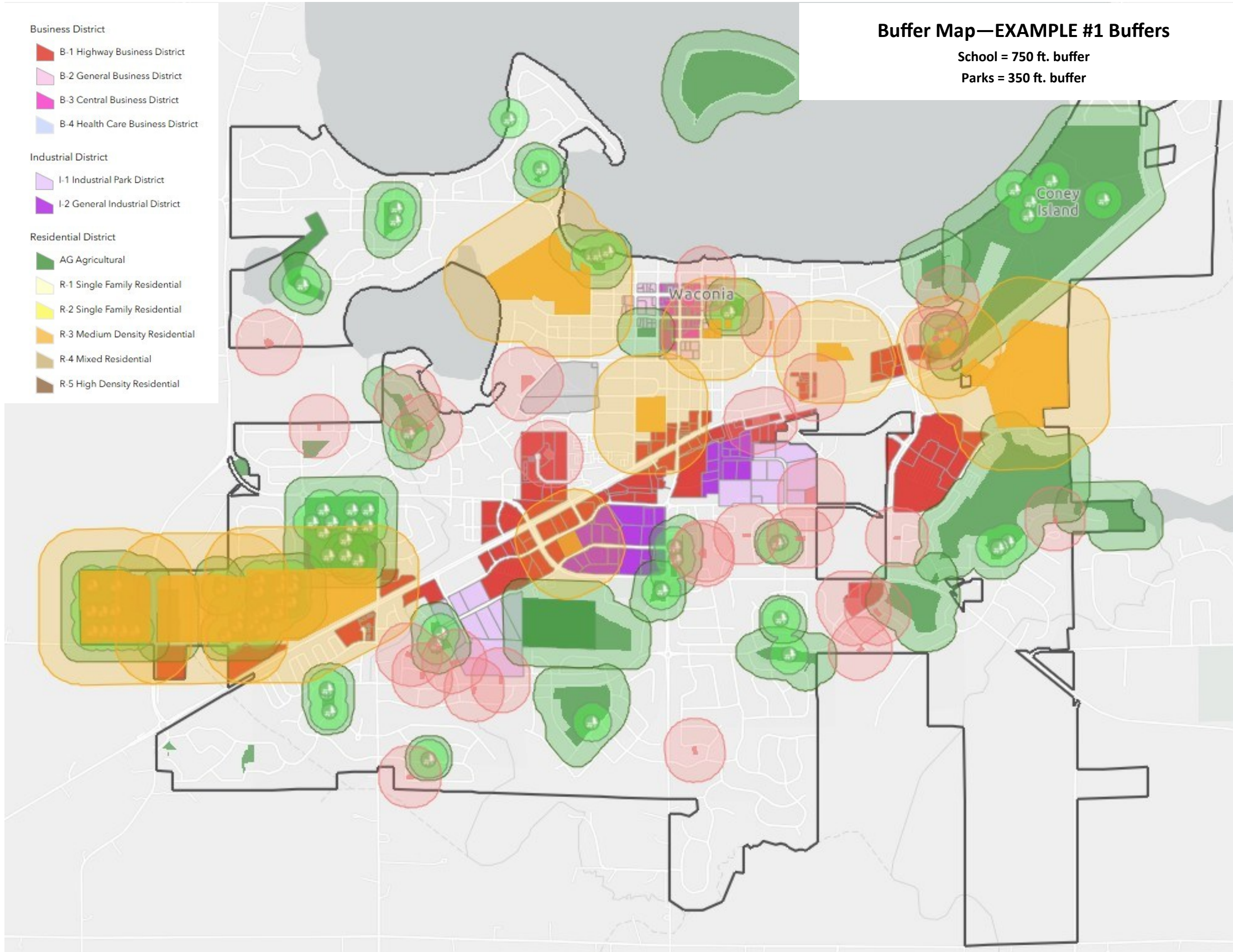
Park Activities Buffer 350 ft



Parks



Parks Buffer 350 ft



### Buffer Map—EXAMPLE #2 Buffers

School = 500 ft. buffer  
 Parks = 250 ft. buffer

- Business District**
  - B-1 Highway Business District
  - B-2 General Business District
  - B-3 Central Business District
  - B-4 Health Care Business District
- Industrial District**
  - I-1 Industrial Park District
  - I-2 General Industrial District
- Residential District**
  - AG Agricultural
  - R-1 Single Family Residential
  - R-2 Single Family Residential
  - R-3 Medium Density Residential
  - R-4 Mixed Residential
  - R-5 High Density Residential

- Daycare Parcels
- Daycare Buffer 500 ft
- School Parcels
- School Buffer 500 ft
- Parks Activities
- Park Activities Buffer 250 ft
- Parks
- Parks Buffer 250 ft

