



Issue: Ordinance Amendment – Chapter 52, Zoning – Related to Cannabis Businesses in B-3, Second Street South Corridor District

This request is being initiated by City staff regarding minor amendment to recent zoning ordinance updates to accommodate the State of MN legalization of cannabis and related businesses.

Staff and City Council intent was for retail sales to be permissible in all major commercial zoning districts (B-1, B-2, and B-3). However, the recently adopted ordinance inadvertently omitted retail sales component in the B-3 district. The proposed minor updates/additions below (additions in underline) would remedy the issue and align the uses with the other commercial zoning districts. Staff has made City Council aware of the inadvertent omission during previous work session and they have directed staff to proceed with the correction.

Proposed updates as below:

SECTION 5. That Waite Park City Code Article V, Zoning, Land Use and Building Regulations, Ordinance 52, Zoning Code, Section 52.28 B-3 Second Street South Corridor, Subdivision 2 Permitted Uses be amended, as follows (deletions are in strikethrough; additions are underlined; sections which are not proposed to be amended are omitted; sections which are only proposed to be re-numbered are only set forth below as their number and title):

- D. Cannabis delivery businesses.*
- E. Cannabis events, subject to city permitting for temporary cannabis events.*
- F. Cannabis Retail.*
- G. On-site consumption at a state-licensed cannabis microbusiness.*
- H. Lower-potency hemp edible retail and manufacturing, including on-site consumption.*

The Planning Commission held public hearing and reviewed the request at their February 11th, 2025 meeting. No concerns were noted and the Planning Commission recommended approval of the amendments.



The proposed amendments have been posted on the City website ahead of the City Council meeting for public review and consideration as well.

REQUIRED ACTION

The City Council’s action regarding the request could be any of the following:

1. Approval of the Ordinance Amendments as recommended..
2. Approval of the Ordinance Amendments with modified or additional language.
3. Denial of the Ordinance Amendments, with findings of fact.
4. The City Council may, at its discretion, table the matter pending further information from the applicant that will help it render a decision.

STAFF RECOMMENDATION

Staff recommends the Planning Commission approve and recommend adoption of the ordinance amendment by the City Council as-presented.

SUGGESTED MOTION

Councilmember _____ moved to recommend to the City Council to approve or deny the proposed ordinance amendments regarding cannabis-related businesses in B-3, Second Street South Corridor District, with the following additional conditions or modifications: _____
_____.

Councilmember _____ seconded the motion.

ROLL CALL

Councilmember Shawn Blackburn	_____
Councilmember Sarah Starling	_____
Councilmember Vic Schulz	_____
Councilmember Frank Theisen	_____
Mayor Ken Schmitt	_____

Motion (Approved) (Denied)