PUBLIC HEARING - C.U.P. (CONDITIONAL USE PERMIT) CHRIS DANA REQUEST FOR CHANGE OF USE TO APPROVE CANNABIS RETAIL AT 4110 MAIN STREET IN THE MIXED USE BUSINESS RESIDENTIAL (MU-BR) DISTRICT OCTOBER 1, 2025
CALL TO ORDER: 6:45 pm

MEMBERS PRESENT: Mayor Tim Eiler, Council Tom Schufman, Randy Ebert, Terrill Anderson, Carolyn Brooks

MEMBERS ABSENT:

STAFF PRESENT: Administrator/Clerk/Treasurer Brenda Fisk

OTHERS PRESENT: Chris Dana, Kailan Johnson, Mark Broeckert, Don Heywood, Diana Heywood, Catherine Jarocki, Landon Brodersen, Lonnie Nelson, Dorothy Hallin, Katrina Nowlan, Miranda Schufman

The purpose of the hearing was to consider a Conditional Use Permit application submitted by Chris Dana. The Council reviewed a C.U.P. application to approve Cannabis Retail at 4110 Main Street in the Mixed Use Business Residential (MU-BR) area. Application included the Office of Cannabis Management preliminary license approval for MICRO A25-000611. The notice is intended to demonstrate an applicant's preparedness and qualifications on the pathway to licensure and can be a tool utilized for securing funds, receiving local approvals, and preparing to be in full compliance. OCM next steps include Engage with City, submit final documents to OCM, City zoning compliance certification, OCM site inspection and pay OCM license fee.

Council acknowledged the following information included in the meeting packet.

- Conditional Use Permit, change of use and site plan application
- City Planner Report recommending approval
- City Ordinances relating to Retail Cannabis including buffer zones from schools, daycares and parks. Commercial area on Main Street between Kennedy Memorial Dr and Hwy 7 are exempt from the buffer. State Law requires cities to allow at minimum one retail license for every 12,500 population. City ordinance allows up to two.

Admin Fisk informed the audience of the Conditional Use Permit condition in city ordinance and included in the proposed resolution as follows:

- Hours of retail operation as in state regulations and city ordinance between the hours of 10am and 9pm.
- Obtain and maintain all required licenses and registration from local, state, or federal government.

Council can add conditions.

Open to Public Comment

Erica Schuler – 8603 Wildwood Avenue
Erica was not present at the meeting but submitted a written comment opposing cannabis sales on Main Street.

Katrina Nowlan – 8556 Kennedy Memorial Drive
Does not want to see marijuana in St. Boni and stated that it leads to other drugs.

Lisa Caldwell – 9079 Glacier Road
Shared that she is a licensed alcohol and drug counselor. Jobs filled with this are probably users and young adults. Gives message to young people that we approve the normalcy of cannabis use. There will be more instances of impaired driving. She wondered if synthetic products would be sold. These are very dangerous. Use of marijuana causes higher instances of psychosis in men. Doesn't like the idea of it being introduced in our community.

Catherin Jarcki – 8960 Trista Lane
Feels that the use of marijuana does effect driving and would vote against approval of allowing.

Landon Broderson – 8960 Trista Lane
There are two stores in Victoria and one in Excelsior that sell THC and CBD products and feels that there is a possibility that the market is already saturated. Opposes having.

Close Public Comment Portion of Hearing:
Motion made by Anderson and seconded by Schufman to close the public comment section of the Public Hearing. Aye 5/0

Resolution 2025-33; a resolution approving a conditional use permit for the purpose of cannabis retail at 4110 Main Street:
Motion made by Anderson and seconded by Schufman to approve Resolution 2025-33 for discussion purposes.

Discussion:

Anderson – stated that we have to allow the license and we need reasons to deny, which there don't seem to by any.

Schufman – kids will get spice and all types of drugs on the street. Security is high at this business, and it will be a safe and good place for people to shop.

Mayor Eiler – the building has been empty for a number of years. It is nice to have a new business brought in. Ordinances have been put in place that we allow two licenses in town, and we need a specific reason to deny it, and he doesn't feel we have that.

Mayor Eiler called for a vote to approve Resolution 2025-33; a resolution approving a C.U.P. for the purpose of cannabis retail at 4110 Main Street. Aye 5/0

Close Public Hearing:
Motion made by Brooks and seconded by Anderson to close the Public Hearing. Aye 5/0

ATTEST:

Admin/Clerk/Treasurer, Brenda Fisk