

**TOWN of MAY
WASHINGTON COUNTY, MINNESOTA
SPECIAL/CLOSED MEETING MINUTES
December 27, 2024**

The Board of Supervisors of the Town of May convened a special meeting on Friday, December 27, 2024 at 3:00 p.m. at the May Town Hall. Those present included: Board members John Pazlar, Don Rolf, and Steve Magner; Town Planner Nate Sparks; Town Attorney Dave Snyder; and Clerk/Treasurer Bobbi Hummel and Marsha Olson.

Notice was posted on the township's website and at the Town Hall more than 72 hours prior to December 27th, 2024.

The sole purpose of this special meeting was to pay final 2024 invoices and discuss Ordinance 2024-06, Amending the Town Code Related to Cannabis Businesses.

Chair Pazlar called the meeting to order at 3:04 p.m.

Final 2024 Invoices

In an effort to get as many 2024 invoices paid prior to the end of the year Treasurer Olson presented check numbers 22353-22363 for payment.

Pazlar motions to approve all checks as presented. Rolf seconded. All in favor. Motion passed.

Ordinance 2024-06. Amending the Town code Related to Cannabis

Planner Sparks clarifies that this ordinance is required per the state statute. The state identifies rules in how cannabis business must operate. Including the fact that the town is not allowed to zone out cannabis businesses and must make reasonable accommodations. There are some parameters the town can include to limit potential issues.

Most surrounding communities are using a model ordinance drafted by the state with modifications as it relates to their town. May township has one property in the township that allows for special events/ an event center (the Withrow Ballroom property). This draft ordinance for May Township allows hours from 10am-5pm, allowable for 4 consecutive days, and requires a buffer of 500 feet. This creates the allowance, as required by the state, but also has restrictions.

Other modifications include, unauthorized use in public places or a place of public accommodation.

Cultivation is permitted in the rural residential, conservancy, and agricultural districts. An Interim Use Permit is required and it must be zoned as general business. Buffers and setbacks are also required. Development standards also apply.

Security fencing (9 feet), screening, venting (with odor control), and lighting requirements are included in the ordinance. The owner must reside on the site of the cultivation. Noise can not be audible at the property line, equipment must be hidden from neighboring properties, wastewater must be discharged away from bodies of water.

The potential for large indoor growing is a concern. Buildings that exceed the current size restrictions are out of character for May Township. It is somewhat out of our control as cannabis was declared as an agricultural product by the state. There will be opportunities to rectify this possibility down the road. Ultimately, the Board would like to see maximum allowance parameters and/or performance guidelines.

With regards to odor control - the cannabis field maximum outdoor allowance is 2 acres and odor scrubbers are required. The indoor and outdoor cultivation must not be detectable at the property line per this ordinance. The Interim Use Permit addresses this as well.

Renting a field for cannabis growing is not allowed. The owners of the cannabis field must reside on-site.

A resident in attendance appreciates the thoughtfulness on aesthetic requirements and thoughtfulness to keep the township looking rural.

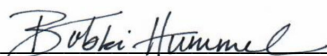
Magner would like to make one wording change on the ordinance under the setbacks requirement to include “Any *outdoor area* used for cannabis cultivation shall maintain a minimum 200-foot setback to any property line”.

Pazlar motions to approve Ordinance 2024-06: Amending the Town Code Related to Cannabis and Resolution 2024-17: A Resolution Authorizing the Summary Publication of Ordinance 2024-06 Regarding Cannabis Businesses. Including the modification mentioned above. Seconded by Rolf. By Roll Call Vote: Magner YES, Pazlar YES, Rolf YES. Ordinance adopted.

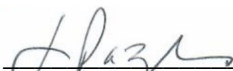
Meeting adjourned at 4:23 p.m. without objection.

Submitted:

Approved:



Bobbi Hummel
Clerk/Treasurer



John Pazlar
Board Chair