

**BECKER JOINT PLANNING BOARD
ORDINANCE 2025-04**

The Becker Joint Planning Board so ordains:

SECTION 1. SECTION 17.1 Subdivision 3.0 Requirements for Cannabis Businesses shall be amended as follows

2.1 Zoning and Land Use

2.1.1 Land Use for Cannabis Operations:

- A. **Permitted uses (P).** These uses are allowed, provided all standards in the Zoning Ordinance are followed;
- B. **Interim uses (I).** These uses are allowed through an interim use permit through the provisions stated in all applicable parts of this Becker Joint Planning Board Zoning Ordinance; and
- Not permitted uses (N).** These uses are prohibited.

Legend: P = Permitted Uses I = Interim Uses N = Not Permitted Uses					
Cannabis Operations					
	Agricultural	General Rural	Commercial	Industrial 1 and 2	Heavy Industrial
Cultivation	N-Outdoor I -Indoor on unplatted parcels 20 acres in size or larger	N-Outdoor I-Indoor on unplatted parcels 20 acres in size or larger	N-Outdoor, I -Indoor	N-Outdoor, I -Indoor	N-Outdoor, I -Indoor
Delivery	I - On parcels 20 acres in size or larger	I – on unplatted parcels 20 acres in size or larger	P	P	P
Events	I On parcels 20 acres in size or larger	I – on unplatted parcels 20 acres in size or larger.	I	I	I
Manufacturing	I – indoors only on parcels 20 acres in size or larger	N	I	P	P
Medical Combination	I – Cultivate or Manufacture	N - Cultivate or Manufacture	I - Cultivate or Manufacture	I - Cultivate or Manufacture	P - Cultivate or Manufacture

Endorsements	Indoors only On parcels 20 acres in size or larger				
	N – Retail	N - Retail	P - Retail	I – Retail	N – Retail
Mezzobusiness Endorsements	I - Cultivate or Manufacture Indoors only On parcels 20 acres in size or larger	N - Cultivate or Manufacture	I - Cultivate or Manufacture	P - Cultivate or Manufacture	P - Cultivate or Manufacture
	N – Retail	N- Retail	P- Retail	I - Retail	N- Retail
Microbusiness Endorsements	I - Cultivate or Manufacture Indoors only on parcels 20 acres in size or larger	I - Cultivate or Manufacture Indoors only on unplatted parcels 20 acres in size larger	I - Cultivate or Manufacture	I - Cultivate or Manufacture	I - Cultivate or Manufacture
	N - Retail	N - Retail	P-Retail	I - Retail	N – Retail
	N – Onsite Consumption	N-Onsite Consumption	P-Onsite Consumption	I-Onsite Consumption	N-Onsite Consumption
Retail	N	N	P	N	N
Testing Facility	N	N	I	P	P
Transporter	I - On parcels 20 acres in size or larger	I – on unplatted parcels 20 acres in size or larger	P	P	P
Wholesale	N	N	I	P	P

SECTION 2. SECTION 17.1 Subdivision 4.0 Performance Standards for Cannabis Operations and lower potency hemp products shall be amended as follows

4.1 The following are the minimum performance standards for cannabis operations and lower potency hemp products also see section of this Ordinance for interim use permits;

4.1.1 Environmental Standards including but not limited to wastewater, ventilation, filtration, water and energy usage, and solid waste handling, in accordance with MN Rule 9810.1200, and Minn. Stat. 342.23 – 342.515.

- (A) No cannabis and hemp related uses shall create odors that are detectable outside the building envelope except in the case of outdoor cannabis and hemp related uses where no cannabis or hemp business shall create odors that are detectable beyond the property line.
- (B) If there will be smoking compliance with the Minnesota Clean Air Act and ensure no cannabis smoking where it would be inhaled by a minor.
- (C) All cannabis and hemp businesses shall incorporate sufficient air filtration systems and other management practices to meet this standard. Odor control measures and air filtration systems must be in compliance with Minn. Stat. § 342, and rules adopted pursuant to the chapter, and all other applicable regulations.
- (D) If at any time the Becker Joint Planning Board or its representatives determine that odors produced by any cannabis or hemp activity are detectable beyond these limits, registration shall be revoked and the OCM notified of such revocation in accordance with measures under Minn. Stat. § 342 and The Becker Joint Planning Board Zoning Ordinances.
- (E) No person or facility shall dispose of cannabis, hemp, cannabis-containing products, or hemp products in an unsecured waste receptacle not in possession and control of the licensee / registrant and designed to prohibit unauthorized access.
- (F) A drainage and waste management system must be submitted and reviewed / approved by the Zoning Administrator and Township Engineer.

4.1.2 Security Standards in accordance with MN Rule 9810.1500, and Minn. Stat. 342.23 – 342.515.

- (A) Facilities containing cannabis and hemp products and related uses must be secured to prevent unauthorized/illegal entry by the public.
- (B) All cannabis and hemp related uses must provide adequate security in accordance with MN Statute Chapter 342 and rules adopted pursuant to the chapter.

4.1.3 All cannabis and hemp related uses must meet the specific zoning requirements for each applicable district and all other applicable ordinances as regulated in this ordinance.

4.1.4 Outside storage is prohibited for all cannabis and hemp related uses.

4.1.5 All cannabis and hemp related uses must comply with the sign regulations in this zoning ordinance

4.1.6 All exterior lighting must be downlit and fully shielded.

4.1.7 Any of said retail uses must not share a common entrance with any use that is not a cannabis business.

4.1.8 General Operational Plans


- (A) Cultivation in accordance with MN Rule 9810.2000 and Minn. Stat. 342.23-342.25, and 342.30.
- (B) Delivery in accordance with MN Rule 9810.2600 and Minn. Stat. 342.23-342.25, and 342.41, 342.42
- (C) Events in accordance with MN Rule 9810.2700 and Minn. Stat. 342.23, 342.24, 342.39, 342.40.
 - i. If there will be smoking at the event, compliance with the Minnesota Clean Air Act and ensure no cannabis smoking where it would be inhaled by a minor.
 - ii. All temporary events must comply with all requirements for Occasional Special event permits as listed in the Becker Joint Planning Board Zoning ordinance.
 - iii. The temporary event applicant shall be responsible to assure all vendors are properly licensed by the Office of Cannabis management and supply a copy of liability insurance for the event?, naming Becker Township as an additional insured to the Town Clerk prior to the event taking place.
 - iv. Setbacks from property line
 - 500' from residential subdivision
 - 500' from any residence, not including the on-site operator's residence
- (D) Manufacturing in accordance with MN Rule 9810.2102 and Minn. Stat. 342.23, 342.24, 342.26, and 342.31
- (E) Medical Combination in accordance with MN Rules 9810.2000-9810.4200 and Minn. Stat. 342.23, 342.24, 342.51, 342.515 and Sherburne County Ordinance #280 (Cannabis Retail Registration)
- (F) Mezzobusiness in accordance with MN Rules 9810.2000-9810.2700 and Minn. Stat. 342.23, 342.24, 342.29 and Sherburne County Ordinance #280. (Cannabis Retail Registration)

- (G) Microbusiness in accordance with MN Rules 9810.2000-9810.2700 and Minn. Stat. 342.23, 342.24, 342.28 and Sherburne County Ordinance #280. (Cannabis Retail Registration)
- (H) Retail in accordance with MN Rules 9810.2000-9810.2700 and Minn. Stat. 342.23, 342.24, 342.32 and Sherburne County Ordinance #280. (Cannabis Retail Registration)
 - i. Retail uses must not share a common entrance with any use that is not a cannabis or hemp related business.
 - ii. On-site consumption of cannabis must comply with all regulations under Minn. Stat. 342 and rules adopted pursuant to the chapter.
 - iii. Smoking for the purpose of the sampling of products must comply with the Minnesota Clean Air Act.
- (I) Wholesale in accordance with MN Rule 9810.2400 and Minn. Stat. 342.23, 342.24, 342.33, and 342.34
- (J) Testing Facility in accordance with MN Rules 9810.3000-9810.3100 and Minn. Stat. 342.23, 342.24, 342.37, and 342.38
- (K) Transporter in accordance with MN Rules 9810.2300 and Minn. Stat. 342.23, 342.24, 342.35, 342.36
- (L)

SECTION 3. EFFECTIVE DATE

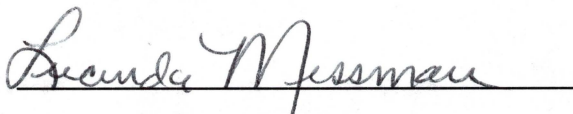
This ordinance shall be in full force and effect from and after its passage and approval.

Adopted this 27th day of May, 2025.



Brad Wilkening, Chair

Attest:



Lucinda Messman, Clerk